CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • JULY 22, 2024

Commission/Board Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : DRAFT Work Session minutes of June 24, 2024
2024-06-24 Work Session DRAFT.pdf

2.2 : DRAFT Minutes of June 24, 2024
2024-06-24 Regular Session DRAFT.pdf

3. NEW BUSINESS

3.1 : **Public Hearing**: *SLD2024-04 Tractor Supply* Final Plans Amendment
1. Staff Report.pdf
2. Application.pdf
3. Select Approved Plan Sheets.pdf
4. Amended Plan.pdf
5. Structural Details.pdf

3.2 : **Public Hearing**: *SLD2024-05 Huntfield Phase 3B* Final Plans Amendment
1. Staff Report.pdf
2. Application.pdf
3. Parking Exhibit.pdf
4. Phase 3B Revision Update.pdf
5. September 2023 change request.pdf
6. City of Charles Town Letter to DRA.pdf
7. 2006-05-22 Planning Commission Minutes.pdf

3.3 : **Public Hearing**: *BR2024-11 - Tate Manor* Bond Release Request
1. Staff Report.pdf
2. Land Disturbance Bond Release Application.pdf
3. Performance Bond Release Application.pdf
4. As-Builts.pdf
5. Property Corner Certification.pdf
6. KH Review - Performance Bond.pdf
7. KH Review ESC Cash Bond.pdf

3.4 : *Commission Review***:** *BR2024-10 - Hillside Townhomes* Bond Initiation
1. Staff Report.pdf
2. Application.pdf
3. Bond_Unit_Cost_List_and_Bond_Reduction_Form.pdf
4.KH Review.pdf

3.5 : *Commission Review*: *Tri-State* SLD2024-02 Sketch Plan Completeness Review
1. Staff Report.pdf

3.6 : **Public Hearing**: *WV2024-01*: *Tri-State* - Parking Waiver request
1. Staff Report.pdf
2. Application.pdf

3.7 : **Public Hearing:** *SLD2024-02 Tri-State* - Sketch Plan Review
1. Staff Report.pdf
2. Application.pdf
3. Plans.pdf
4. KH Review.pdf

3.8 : **Public Hearing:** *TXA2023-09 - Neighborhood Residential* Uses Update
1. Report.pdf

4. ADJOURNMENT

5. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas-and-minutes/

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

DRAFT Work Session minutes of June 24, 2024

ATTACHMENTS:

- 2024-06-24 Work Session DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION
WORK SESSION
AGENDA ● JUNE 24, 2024

Committee Meeting **CITY HALL** **6:00PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER WORK SESSION AT 6:00 PM

Present:

Jessica Derr, Acting Chair
Zakhary Dunning
Jeff Hynes
Kevin Long

Ann Paonessa – Absent

James Newman, City Staff: Zoning Administrator
Kim Crosson, City Staff

2. SPECIAL WORK SESSION

2.1: Neighborhood Commercial – Commercial Use Requirements

Staff gave presentation.

SUMMARY OF DISCUSSION: Discussion about open space requirements., what the best ratio of percentages for each use requirement would be, lot sizes, how to calculate %s of uses within a mixed-use structure. Decided 75% commercial and an open space ratio for the residential aspect are best. Staff to bring back revisions to a future work session.

2.2: Fence Regulations

Staff gave presentation.

SUMMARY OF DISCUSSION: Alleys in rear yards not considered a street from a fence standpoint. Keep front yard fence height limitation at 4ft as currently defined. Corner lots have two front yards. Alleys are exempt as they are generally in the rear. Discussion about yards, easements, property line requirements, sight triangles.

Adjourned at 6:50 pm

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

DRAFT Minutes of June 24, 2024

ATTACHMENTS:

- 2024-06-24 Regular Session DRAFT.pdf

CITY OF CHARLES TOWN

PLANNING COMMISSION
AGENDA • JUNE 24, 2024

Committee Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER REGULAR SESSION AT 7:02 PM

Present:

Jessica Derr, Acting Chair
Zakhary Dunning
Jeff Hynes
Kevin Long

Ann Paonessa - Absent

James Newman, City Staff: Zoning Administrator
Kim Crosson, City Staff

2. APPROVAL OF MINUTES

2.1: Draft April 22, 2024 Minutes

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

2.2: May 28, 2024 Minutes

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1: BR2024-06 - St. James Bond Release

Staff gave presentation.

Motion to open public hearing

DRAFT

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

Ted Welti, Applicant – Field was never used, so bond is no longer needed.

Brian Kasupski of 219 Crosswinds Drive – Asked about projection location.

Applicant walked to screen and showed where the project was to have been located.

Motion to close public hearing.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

Motion to recommend approval of BR2024-06 - St. James Bond Release

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

4.2: BR2024-07 - Norborne Glebe Phases 7,8 Bond Release

Staff gave presentation.

PC Discussion

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Dunning
AYES:	Derr, Dunning, Hynes, Long

No comment.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Dunning
AYES:	Derr, Dunning, Hynes, Long

Motion to recommend approval of BR2024-07 - Norborne Glebe Phases 7,8 Bond Release Subject to: Kimley-Horn to provide checklist detailing the bond release process for this project.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

DRAFT

4.3: BR2024-08 - Norborne Glebe Phase 6 Bond Release

Staff gave presentation.

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

Robert Vincent of 85 Fox Hall Road – concerned about impact of water runoff and blasting for infrastructure installation.

Gary Endler, Applicant – Indicated the neighborhood is being built in 16 phases, phase 6 is not near Fox Hall Road. Stated there is a meeting scheduled with local Homeowners Association of that neighborhood to address impact of future development.

Jacqueline Cline of 558 Eastland Drive – Concerned about effects of new development on her neighborhood.

Mark Flynn, Applicant – Clarified HOA meeting date.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

Motion to recommend approval of BR2024-08 - Norborne Glebe Phase 6 Bond Release Subject to: Kimley-Horn to provide checklist detailing the bond release process for this project.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

4.4: BR2024-09 - Huyett Road Storage Facility Bond Release

Staff gave presentation.

PC Discussion and questions

Andrew McMenamin, Applicant – Explained placement of tress and landscaping changes

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Dunning, Hynes, Long

DRAFT

No Comment.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Dunning, Hynes, Long

Motion to recommend approval of BR2024-09 - Huyett Road Storage Facility Bond Release subject to the following: Kimley-Horn to provide checklist detailing the bond release process for this project.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

4.5: SLD2024-02 - Tri-State Multipurpose Recreational Facility Sketch Plan Completeness Review

Staff gave presentation.

PC Discussion about timing of application.

Motion to find application for Tri-State Multipurpose Recreational Facility Sketch Plan Complete

MOVER:	Long
SECONDER:	Dunning

Chris Hill, Applicant – My attorney and City attorney are in contact for possible waiver or special exception permit for the proposed uses.

PC Discussion. Staff clarified that a waiver was not possible and that the zoning table does not permit proposed use with a special exception permit.

Long withdraws motion.

Motion to table application for Tri-State Multipurpose Recreational Facility Sketch Plan Completeness Review

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Dunning, Hynes, Long
NAYES:	Derr

Commission requested Staff to set up special meeting to review this item again as soon as possible if rezoning is approved.

DRAFT

4.5: SLD2024-01 - University Healthcare Foundation Sketch Plan

Staff gave presentation.

PC Discussion & questions about access, road construction.

Rob Whitson, Applicants Engineer responded to questions.

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

No Comment.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

Motion to approve SLD2024-01 - University Healthcare Foundation Sketch Plan subject to the following: Upon final plan approval, the secondary road is designed and built within two years.

MOVER:	Hynes
SECONDER:	Long

PC Discussion

Hynes amends motion to require reduced parking.

Rob Whitson, Applicant's Engineer spoke about timing of the need a second entrance. Stated that the road should be built in the future when more of the site is developed and meets the International Fire Code requirements for multiple entrances.

PC Discussion.

Hynes withdrew motion.

PC Discussion about need for secondary access road for safety and emergency access. Potential to have a emergency responders-only access road, not fully paved, gravel access.

Applicant requests item to be tabled in order to confer with client.

Motion to table application for Tri-State Multipurpose Recreational Facility Sketch Plan Completeness Review

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Long

DRAFT

4.6: TXA2024-04 - Preliminary Plan Public Comment

Staff presentation.

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

No comment.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

Motion to recommend approval of TXA2024-04 - Preliminary Plan Public Comment

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

Motion to adjourn

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Dunning, Hynes, Long

Meeting adjourned at 8:48 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *SLD2024-04 Tractor Supply* Final Plans Amendment

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Select Approved Plan Sheets.pdf
- 4. Amended Plan.pdf
- 5. Structural Details.pdf

Final Plans Change Review

SLD2024-04

Date: For the July 22, 2024 Planning Commission meeting
Applicant: Tractor Supply Co.
Property Owner: CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Change of approved final plans
Property Location: TD 03 / Map: 15 / Pcl: 9.27
Current Zoning: General Commercial (GC)



PROJECT OVERVIEW

Request by Tractor Supply Co. to amend their approved final plan set to add a covered area to their outdoor section. The proposed changes include support beams for a shade mesh, and a corrugated steel pediment.

APPROVED PLANS

The final plan set was approved by the City on July 26, 2011.

CLASSIFICATION

As the requested changes are not subject to review and approval as a minor subdivision/land development application, they are deemed a major subdivision/land development.

CODE REQUIREMENTS

This request is being considered under Section 1332.09, Amendment of Approved Final Plan and Plats, and specially under section *2*. That Code language states:

*"**1.** If the amendments and changes proposed in an application to amend would, if proposed in an original S/LD Application to be made to land existing in the condition reflected in the approved Final Plat, constitute a Minor Subdivision/Land Development (such as creation of a Utility Lot or a merger of lots), then the Subdivision Administrator may approve, approve with conditions, or deny the proposed amendment. The proposed amendment will be approved if it meets all requirements of this Ordinance. Upon such approval, the revised Final Plat shall be stamped and signed on behalf of the Planning Commission and thereafter recorded as the Final Record Plat.*

***2.** If the amendments and changes proposed in an application do not qualify for approval by the Subdivision Administrator under the test in Section 1332.09(B)(1), then the Planning Commission shall consider the application to amend after a publicly-noticed public hearing. The Planning Commission may approve, approve with conditions, or deny the proposed amendment. **The proposed amendment will be approved if it meets all requirements of this Ordinance**. Upon such approval, the revised Final Plat shall be stamped and signed on behalf of the Planning Commission and thereafter recorded as the Final Record Plat*."

REVIEW CRITERIA

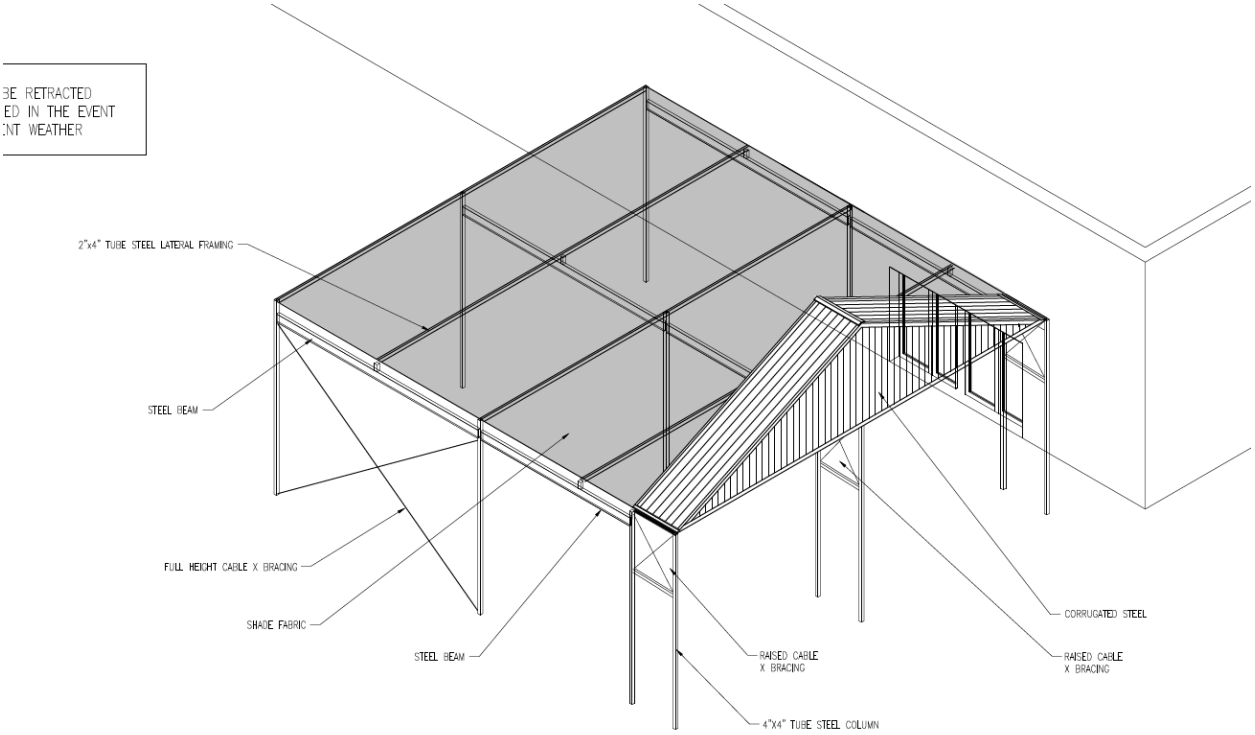
Based on point 2 above, the staff report has been modified and the staff recommendation is based on the plan adherence to "*all requirements of this [*Subdivision and Land Development*] Ordinance."*

SUBDIVISION/LAND DEVELOPMENT ORDINANCE REVIEW

The proposed work will occur on a paved area currently used for the storage and display of outdoor goods. There is no impact to: Lot layout, Traffic, Parking and Parking Lot standards, Street design, Lighting, Landscaping, Impervious surface, Site grading, or Open Space requirements. As there are no public or stormwater improvements being made, no bond is necessary.

DESIGN

The proposed shade area is 40 x 32 ft in dimension and 23 ft in height. A design image is on the next page. It will be located within the existing footprint of their outdoor goods area.



CONCLUSION

The proposed change to the approved final plan set is for the addition of a structure that uses fabric to create a shaded area for customers and employees in part of the outdoor goods section of the store. The proposed changes fall within the acceptable height limits of the General Commercial zoning district (max height is 55 ft.) and there are no applicable requirements of the Subdivision/Land Development Ordinance which would require anything of the proposed changes.

RECOMMENDATION

Approval.

S/LD Application No._____

RECEIVED
JUN 10 2024
BY:_____

*EXISTING TRACTOR SUPPLY CO. "TO REMAIN" NO NEW IMPERVIOUS

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Subdivision and Land Development (S/LD) Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town Subdivision Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's S/LD Application as required by Ordinance Section 1332.03.

1. DATE 3/10, 20 24

2. APPLICATION TYPE

☐ Minor Subdivision | Final S/LD Plan

☐ Major Subdivision Development*
- Preliminary S/LD Plan and Final Plat

☑ Major Land Development**
- Preliminary S/LD Plan Tenant James Nauman

☐ Major Subdivision and Land Development***
- Preliminary S/LD Plan and Final Plat

*Conventional Subdivision – A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required.

**No Division/Merger of Land – A Preliminary Plan and Plat Approval is required for the submission of a building or multiple buildings on one lot where there is no subdivision of land (commonly referred to as a site plan).

***A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required for the submission of a building or multiple buildings that will require the merger, adjustment or subdivision of land.

3. APPLICANT'S NAME* TRACTOR SUPPLY CO.

Address: 5401 Virginia Way, Brentwood, TN 37027

Telephone Number (615) 636-4001 Fax Number ( ) N/A

Email Address ONPOINTCOMMERCIALDESIGN@GMAIL.COM

4. PROPERTY OWNER'S NAME CENTURY PROPERTIES XXIV LP

Address: 1233 Main St. #1500 WHEELING WV 26003

Telephone Number (304) 232-5411 Fax Number ( ) N/A

Email Address PVISNIC@CENTURYEQUITIES.COM

5. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address: 1040 SOMERSET BLVD. CHARLES TOWN, WV 25414

Tax Map # and Parcel: TAX DISTRICT: 03/MAP: 16A / PCL: COM2.0000

Deed Book and Page #:

Property Area in Square Feet or Acres: N/A NO CHANGE, EXISTING "TO REMAIN"

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

INTERIOR REMODEL OF EXISTING 18,460 S.F. STORESPACE, AND MINOR ADDITION OF A COVERED SHADED AREA IN EXISTING SIDELOT OF 1,280 S.F. WITH NO NEW IMPERVIOUS —

7. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

PROPERTY IS ZONED GENERAL COMMERCIAL, HAS AN EXISTING TRACTOR SUPPLY STORE "TO REMAIN" - NO CHANGE OF USE, TYPE II-B / MERCANTILE

*Applicants Include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

8. ARE THERE ANY ANTICIPATED WAIVERS OR VARIANCES? IF YES, PROVIDE DETAILS.

NONE ANTICIPATED Pre Conference call w/ James Newman

9. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
UNKNOWN			

10. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

☑ No

11. PLAN/PLAT SUBMISSION TO OTHER AGENCIES (Documentation of all required approvals must be attached to this Application or submitted prior to Preliminary S/LD Application approval)

Agency (Specify others as applicable)	Submittal Date	Approval/Permit Issued	Date of Approval/Issuance
City of Charles Town			
City of Charles Town Utility Board			
Jefferson County Planning And Zoning Department			
Jefferson County Addressing Office			
Jefferson County Board of Education			
WV Department of Environmental Protection			
WV Department of Transportation Division of Highways			
WV State Historic Preservation Office			
WV Office of Environmental Health Services			
U.S. Army Corps of Engineers			

12. FEE CALCULATION (Per Fee Schedule) _____

_____

_____

_____

AMOUNT PAID $ 200.00 Application Fee As Confirmed By City

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1332.03 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant

_____ Date 3/10/2024

Signature of Property Owner (If different than Applicant)

_____ Date 6/6/2024

Please submit an original completed Application and specified number of Plan/Plat (Three (3) copies at 24" x 36", Adobe PDF format, and Five (5) copies at 11" x 17") copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number: _____ Date Application Received: _____

Fee: $ _____ Paid:$ _____ Check No. _____

Receipt No. _____

Subdivision Administrator Approval: _____ Date: _____

Planning Commission Approval: _____ Date: _____

Comments/Conditions: _____

CHARLES TOWN, WEST VIRGINIA
Department of Community Development
Division of Planning and Zoning
101 East Washington Street, P.O. Box 14
Charles Town, West Virginia 25414

Phone: (304) 725-2311

Fax (304) 725-1014

File Number: _____
Staff Initials: _____
Fees Paid: _____

https://goo.gl/KGzDMZ

Preliminary Subdivision and/or Land Development Review Checklist

Amended 2017 Subdivision Ordinance

Project Name: #TRACTOR SUPPLY CO "FOREMAIN"

Property Owner Information					
Property Owner:	CENTURY PROPERTIES XXIV LP				
Mailing Address:	1233 MAIN ST. #1500				
City:	WHEELING	State:	WV	Zip Code:	26003
Phone Number:	304-232-5411	Email:	PVSNC@centuryequities.com		
Signature:				Date:	6/6/2024

Applicant's Registered Engineer or Surveyor or Design Consultant					
Name:	ONYX CREATIVE, INC.				
Mailing Address:	26001 EMERY RD. #400				
City:	CLEVELAND	State:	OH	Zip Code:	44128
Phone Number:	216-223-3246	Email:	JONES@ONYXCREATIVE.COM		

Physical Property Details					
Physical Address:	1040 SOMERSET BLVD.				
City:	CHARLES TOWN	State:	WV	Zip Code:	25414
Tax District:	03	Map No:	16A	Parcel No:	0012.0000
Parcel Size:		Deed Book:		Page No:	

Zoning of Subject Property			Is the Project to Be:	Is Property In:
Urban Reserve (UR)	Residential Medium-High Density (R-15)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)	Historic Overlay District (HOD)
General Commercial (GC)	Old Town Residential (OT-R)			Floodplain Overlay District (FOD)
Old Town Mixed Use Commercial (OT-MUC)	Neighborhood Residential (NR)		N/A	N/A

City Use Only	1st Review	2nd Review	3rd Review	4th Review
Submittal Date				
Zoning Administrator				
City Planner				
Engineer				
Assessor's Office				
GIS/Addressing				
Return Date				

RECEIVED
JUN 10 2024
BY: _____

Reviewing Agencies Comments (Attach Additional Comments As Needed)

Conditions of Approval (Attach Additional Comments As Needed)

Instructions

1. This checklist is provided as a quick reference guide only. The Consultant/Developer is responsible for reading the regulations and fully complying with all the requirements. All references to the Subdivision Ordinance and Zoning Ordinance are cited for informational purposes only.

2. The checklist shall be completed by the Engineer/Surveyor or Design Consultant and attached to the Subdivision and Land Development Plan application.

3. Place all site notes (i.e., Flood Plain designation, Permit numbers, Building Setback note, etc.), that address items on the checklist, together under a "Site Information" heading so they can be easily found by the reviewer.

4. For all other items on the checklist that cannot be addressed by a note under "Site Information", provide the sheet number and/or note number in the checklist column marked "Engineer/Surveyor", where the information can be found. This will allow for a quicker and more thorough review of the plat on the first submission.

Required Submittal Information

- ✓ 1 Check for Application Fees
- ✓ 1 Completed Application and Checklist (Signed by owner)
- ✓ 3 - 24 x 36 Sets of Subdivision and/or Land Development Plans and Adobe PDF Format
- ✓ 5 - 11 x 17 Sets of Subdivision and/or Land Development Plans and Adobe PDF Format

Sub-Section	*Ordinance Requirements: (See Instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key: ✓ Ok; O Incomplete; N/A Not Applicable; X Unacceptable
Sub-Section	**SUBDIVISION ORDINANCE Section 1332.05, Preliminary S/LD Application Requirements**						
	Preliminary S/LD Applications are applicable **only for Major Subdivisions/Land Developments.** Preliminary S/LD Applications shall contain the following, organized below into three categories: **Preliminary Plat** **Supplemental Construction/Development Plans & Drawings** **Additional Items**						
B	***Preliminary Plat.*** *A Preliminary Plat prepared by a registered Professional Engineer or Land Surveyor licensed to practice in the State of West Virginia and meeting the following requirements:*						
B1	*Scale.* The scale of the Preliminary Plat shall be not smaller than one inch equals 100 feet (1" = 100')						
B1	*Size.* The sheet size shall be 24" x 36" with a one and one-half inch (1-1/2") margin for binding along the left edge. When more than one sheet is required, an index sheet of the same size shall be submitted showing the entire parcel(s) subject to the Subdivision/Land Development drawn to scale.						
B2	*Submission Requirements*. Three (3) copies of the Preliminary Plat shall be submitted. The Preliminary Plat also shall be submitted in Adobe PDF format. Five (5) additional 11" x 17" photocopies of the Preliminary Plat shall be submitted to the Planning Commission prior to the public workshop on the Preliminary S/LD Application.						
B3	***Survey Items and Courses*** **.** The courses, boundaries, lines, and curves shown on the Preliminary Plat, other items related thereto, and the survey by which such items are located, shall meet the following requirements:						
B3a	All boundaries and property corners on the Preliminary Plat shall be referenced to magnetic meridian and show declination from true north.						
B3b	All boundaries and property corners shown on the Preliminary Plat shall be tied to state plane coordinates or shall be referenced to magnetic meridian and show declination from true north. If the Subdivision/Land Development is referenced to the state grid, northing and easting coordinates shall be shown for a minimum of three key boundary points. The Preliminary Plat shall specify the average grid factor and reflect all distances as geodetic.						
B3c	For all boundary lines (including those of Lots created by Subdivision), lengths of courses shall be shown to the hundredths of a foot and all bearings to at least minutes. Such boundary lines shall have been determined by an accurate survey in the field, balanced and closed with an error of closure not to exceed one (1) to twenty thousand (20,000).						
B3d	True bearings and distances shall be shown to nearest established street bounds, other established survey lines, or other official Monuments (which Monuments shall be located or accurately described on the plat).						
B3e	Any established survey of municipal boundaries shall be accurately marked with Monuments and located on the Preliminary Plat.						
B3f	The accurate location and material of all permanent Monuments shall be shown. A key to all symbols. (Identify monuments and markers according to type and whether "found", "set", or "to be set").						

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key ✓ Ok O Incomplete N/A Not Applicable X Unacceptable
B3g	The lengths and bearings of all chords, radii, points of curvature and tangent bearings shall be accurately reflected.						
B4	***Contents.* The Preliminary Plat shall contain a Cover Sheet and Property Map:**						
B4a	***Cover Sheet.***						
B4a1	Name of the proposed Subdivision/Land Development, which shall not duplicate or closely approximate the name of any other Subdivision in Jefferson County, and the words "Preliminary Subdivision/Land Development Plat."						
B4a2	The district or municipality, county and state where the subject property is located.						
B4a3	The names, addresses and telephone numbers of the property owner or owners, the subdivider/Developer, and the registered Professional Engineer or Land Surveyor licensed to practice in the State of West Virginia who prepared the Preliminary Plat, along with the professional's seal.						
B4a3a	A Certificate by such Professional Engineer or Land Surveyor to the effect that: the plat represents a survey made by him/her; all Monuments and Improvements indicated thereon actually exist, and that their location, size and material are correctly shown; he/she is familiar with all requirements of this Ordinance; and, to his/her best knowledge and belief, all requirements of this Ordinance have been fully complied therewith.						
B4a4	A vicinity map at a scale of approximately one (1) inch equals 400 feet (1" = 400'), showing the boundary lines of the tracts and Streets immediately adjoining the parcel(s) subject to the proposed Subdivision/Land Development, and between the proposed Subdivision/Land Development and the nearest highways or thoroughfares.						
B4a5	The date of the Preliminary Plat.						
B4a6	A sheet index.						
B4a7	Preliminary Plat Number assigned by the Subdivision Administrator.						
B4a8	Revisions table.						
B4a9	Designation of Zoning District(s).						
B4a10	Computational Breakdown:						
B4a10a	Total area (acreage – to the thousandths)						
B4a10b	Open space						
B4a10c	Conservation Easements or other restrictive easements						
B4a10d	Stormwater Management Areas						
B4a10e	Remaining acreage						
B4a10f	Table of lot area(s) in square feet						
B4a10g	Gross and net density per acre						
B4a10h	Rights-of-ways and easements						
B4a11	Signature block and statement for Preliminary Plan and Plat approval by the Planning Commission. The statement shall read:						

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key ✓ Ok O Incomplete N/A Not Applicable X Unacceptable
	"This Preliminary Plan and Plat was approved by the City of Charles Town, on the ____ day of _____, 20__, subject to any conditions specified hereon. All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the City." *Signed and dated by the Secretary of the Planning Commission						
B4a12	Signature block for Engineer and/or Surveyor. A Statement of Accuracy shall be placed on the Preliminary Plat and Plan and the Final Plan and Plat cover sheet, signed and dated by the Engineer and/or Surveyor. The Statement shall read:						
	"The Engineer and/or Surveyor, in signing this plat/plan, attests to the best of his or her knowledge, is plan is complete and accurate."						
B4a13	Signature of Owner. A Statement of Acceptance shall be placed on the Preliminary Plat and Plan and the Final Plan and Plat cover sheet, signed and dated by the developer/subdivider. The Statement shall read:						
	"The developer, in signing this plat/plan, agrees to abide by all conditions, terms and specifications provided hereon; and to complete all the improvements required by the Preliminary Plat and Plan or site plan."						
B4a14	"This property is not (is) in an area designated as a special flood area, as shown on Community Map/Panel Number___ /___ , Effective date _____."						
B4a15	Note on the plat or plan, the West Virginia Division of Highways entrance permit number and provide a copy of the entrance permit.						
B4a16	Note on the plat or plan, the West Virginia Department of Environmental Protection (DEP) permit numbers for all DEP approvals required for the project.						
B4a17	A table, as provided, listing waivers approved by the Charles Town Planning Commission and variances approved by the Charles Town Board of Zoning Appeals shall be placed on the Preliminary Plat, Site Plan or Final Plat cover sheet, as applicable. If no waivers or variances are granted, then a statement of "None Granted," shall be placed in the table.						
B4b	***Property Map (scale 100' = 1" or less).***						
B4b1	North arrow and scale (both numerical and graphic).						
B4b2	The boundary lines of the parcel(s) subject to the Subdivision/Land Development, accurate in scale and bearing, together with a legal description of such parcel(s).						
B4b3	The Jefferson County tax map and parcel numbers, and deed book and page numbers of the recorded deed into the current owner(s), of each parcel subject to the Subdivision/Land Development.						

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key	
							✓	Ok
							O	Incomplete
							N/A	Not Applicable
							X	Unacceptable
B4b4	The location and names of adjoining Subdivisions, and the locations and tax map and parcel numbers of adjoining parcels of land, deed book reference, zoning district and use, together with the names of the owners of record of such parcels. Departure lines for adjoining properties shall be shown on the plat or plans. This shall be shown on all applicable sheets.							
B4b5	The layout of existing and proposed lots, lot numbers and dimensions and area in square feet for each of the proposed Lots.							
B4b6	The location (by lines and bearings), widths (or other relevant dimensions), and names of all existing or platted Streets, Alleys, public ways, pavement and Easements/rights-of-way, within and adjacent to the parcel subject to the Subdivision/Land Development, and other important features such as existing permanent Buildings, large trees, railroad lines, Watercourses, etc. The general purpose of Easements and rights-of-way shall be indicated.							
B4b7	The location (by lines and bearings) and widths (or other relevant dimensions) of proposed Streets (together with the proposed names of such Streets, as to which the applicant must obtain the approval of the Jefferson County Addressing Office), public ways, pavement and Easements/rights-of-way for sanitary sewers, Stormwater Management Facilities, other utilities, and other purposes, with respect to which the pavement width of Streets shall be centered upon the center line of each such Street; Easements for sanitary sewers and other utilities customarily shall be located within the paved portion of the Street Right-of-Way unless otherwise approved by the City of Charles Town Utility Board, and at least five (5) feet of Easement shall be provided on each side of the center of any such utility line.							
B4b8	Where the adjoining State Road has a right-of-way of less than 50 feet wide, either a fee simple dedication or a road improvement easement shall be provided which is a minimum of 25 feet wide measured from the existing centerline of the State road right-of-way. Future easements and right-of-way's that may serve at a future date to connect with adjoining properties. The general purpose of Easements and rights- of-way shall be indicated. All setbacks shall be measured from the newly designated right-of-way.							
B4b9	Contours, normally with intervals of two (2) feet, referenced to a permanent benchmark, or as may otherwise be required by the Planning Commission for good cause in appropriate circumstances, including such projection of such contours onto adjoining lands as may be necessary to indicate the desirability or likelihood of extension of Streets and other Improvements to or from adjoining lands.							
B4b10	Show and note the required front, side, and rear yard Setbacks as set forth in the City of Charles Town Zoning Ordinance and incorporated herein by reference under Section 1331.08, or at a greater depth established by restrictions, covenants and/or conditions in deeds, declarations, or other documents of record (or to be recorded). See Section 1332.05(D)(6).							

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key	
							✓	Ok
							O	Incomplete
							N/A	Not Applicable
							X	Unacceptable
B4b11	The accurate layout of all property intended to be dedicated for public use, together with a clear statement or designation of the public use for which any property is to be dedicated; and the accurate layout of all property intended to be reserved for the common use of the property owners in the Subdivision/ Land Development, together with a clear statement or designation of such common use for which any property is to be reserved, including all private restrictions, covenants and/or conditions to which the property will be subject; *provided that*, all such statements, designations, restrictions, covenants and/or conditions may instead be incorporated in a proper deed or other effective declaration duly of record in the Office of the Clerk of Jefferson County or to be recorded in such office together with the Final Record Plat.							
B4b12	Delineation and location of any significant environmental features, including without limitation:							
B4b12a	Streams							
B4b12b	Wetlands							
B4b12c	Floodplains							
B4b12d	Soils							
B4b12e	Highly Erodible Soils							
B4b12f	Riparian areas and tree lines							
B4b13	Location of municipal boundary lines, if applicable.							
B4b14	Location of Zoning District boundary lines if they border upon or cross any part of a parcel subject to the proposed Subdivision/Land Development.							
B4b15	All survey Monuments, lot corners, block markers, and benchmarks, together with their description, including location and description of all U.S.G.S. survey control Monuments, or equivalent.							
C	***Supplemental Construction/Development Plans and Drawings.*** If the proposed Subdivision or Land Development contemplates Structures or other improvements upon the land, supplemental construction/development plans and drawings that include and illustrate the following information shall constitute, and be submitted as, part of the Preliminary S/LD Application, to the extent such information is applicable to the proposed Subdivision/Land Development:							
C1	*Site Map (scale of 1" = 50' or less).*							
C1a	Locations of existing and proposed water, sanitary sewer, gas, electric and all other underground utilities, including locations, size and composition of all main lines, valves, manholes, fire hydrants and other equipment and fixtures. A note on the plan shall state: "All proposed utilities shall be located underground."							
C1b	Location of all street signs and traffic control signs required pursuant to Section 1333.04 of this Ordinance.							
C1c	Proposed Streets that are clearly aligned with existing Streets shall bear the name of the existing Street. In no other case shall the names of the proposed Streets be duplicated or be phonetically similar to an existing street name, irrespective of the suffix: street, avenue, court, place, boulevard, land, drive, or other. All proposed Street names shall be submitted to the Jefferson County Addressing Office for approval.							
C1d	Existing conditions sheet noting:							
C1d1	Built structures.							

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							✓	Ok
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							X	Unacceptable
C1d2	Power transmission towers or power lines and cable and telephone lines.							
C1d3	Historic areas or features.							
C1d4	Existing restrictive easements, other easements, and rights-of- ways and use.							
C1d5	Parks and/or public open space.							
C1d6	Forested areas and tree groves.							
C1d7	Wetlands, water features and swamps, including floodplains. Show the limits of the 100-year floodplain and any delineated wetlands. Show culverts, bridges, and drains.							
C1d8	Outstanding topographic features, including prominent rock outcroppings.							
C1d9	Sinkholes or depressions.							
C1d10	Location, width, and names of all existing streets or alleys within 100 feet of the project site, including State Route numbers if applicable.							
C1d11	All existing easements and right-of-way's shall be accurately identified, located, dimensioned and drawn to scale. Provide reference to deed book and page and/or plat book and page whichever applies.							
C1e	Location and widths of sidewalks and pedestrian/bike trails, if applicable.							
C1f	The location, size and materials of all existing and proposed sanitary sewers and sewerage facilities, equipment, fixtures and Structures within and immediately adjacent to the parcel subject to the Subdivision/Land Development, including: manholes (including the top of casting elevations and invert elevations and materials of construction and diameters of all pipes entering and exiting); sewer main pipe diameters, type, length and slope between all manholes; service lateral pipe size and type; clean-outs; valve pits, and force mains; all together with grades and other specifications designated as "existing" or "proposed."							
C1g	The location, size and materials of all existing and proposed storm sewers, catch basins, culverts and other Drainage and Stormwater Management Facilities, equipment, fixtures and Structures within and immediately adjacent to the parcel subject to the Subdivision/Land Development, including without limitation pipes, channels, and inlets/outlets; all together with grades and other specifications designated as "existing" or "proposed."							
C1h	The location, size and materials of all existing and proposed combined sewer facilities, equipment, fixtures and Structures within and immediately adjacent to the parcel subject to the Subdivision/Land Development, including manholes and drop inlets (including the top of casting elevations and invert elevations and materials of construction and diameters of all pipes entering and exiting); combined sewer main pipe diameters, type, length and slope between all manholes and drop inlets; service lateral pipe size and type; clean-outs; and stormwater detention system piping and appurtenances; all together with grades and other specifications designated as "existing" or "proposed."							
C1i	The location of all vehicular ingress and egress to the parcel(s) subject to the Subdivision/Land Development, and all parking areas proposed thereon.							

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key	
							✓	Ok
							O	Incomplete
							N/A	Not Applicable
							X	Unacceptable
C1j	The locations and dimensions, to the extent known, of all Buildings and Structures intended to be constructed on the parcel(s) subject to the Subdivision/Land Development.							
C2	*Road Plan and Profiles (may be shown on the same sheet).*							
C2a	*Road Plan (scale of 1" = 50' or less).*							
C2a1	Stations and profiles of all existing, platted and proposed Streets and Roads at minimum fifty-foot intervals.							
C2a2	Guardrail locations.							
C2b	*Road Design Profile (scale of 1" = 50' horizontal and 1" = 5' vertical).*							
C2b1	Proposed grade and existing grade of all proposed Streets and Roads.							
C2b2	Vertical curve data and all changes in grade, in accordance with Section 1333.02.							
C3	*Public Street Cross-Sections (scale of 1" = 5' on 50 foot intervals).*							
C3a	Original grade, and Cut and Fill limits.							
C3b	Typical cross section showing road/shoulder width, thickness, type of pavement and base.							
C3c	Location, width and thickness of sidewalks.							
C3d	Location, composition and size of utility main lines.							
C3e	For embankment slopes exceeding a 3:1 horizontal to vertical slope, provide street cross-sections at twenty-five-foot intervals.							
	All supplemental construction/development plans and drawings shall contain such other information as typically contained on professionally-prepared plans and drawings of the same type or otherwise reasonably necessary to understand and interpret the subject drawing, such as title, scale, boundaries, lot locations, date, etc. Proposed easements and right-of-way's (roads, sidewalks, drainage, utilities, etc.) shall identified, located, dimensioned and à to scale. Complete design and construction plans, profiles, cross-sections and engineering specifications for roads, sidewalks, curbs and gutters to be installed.							
D	***Additional Items.*** The following items shall be submitted as part of a Preliminary S/LD Application, to the extent such items are applicable to the proposed Subdivision/Land Development.							
D1	*Stormwater Management Plan.* A Stormwater Management Plan prepared in accordance with Section 1334.01. Approval of the Stormwater Management Plan is a pre-requisite for approval of the Preliminary S/LD Application pursuant to Section 1334.01(E).							
D2	*Written Report.* A written report specifying the following items:							
D2a	The names and addresses of the owners of record of the parcels adjoining the parcel(s) subject to the Subdivision/Land Development, based upon information available in the Offices of the Clerk and Assessor of Jefferson County.							
D2b	The proposed uses to be conducted upon any portion of the parcel(s) subject to the Subdivision/Land Development.							
D2c	A description of the actual or intended uses, to the extent known, of all parcels adjoining the parcel(s) subject to the Subdivision/Land Development.							

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
D3	*Detail Sheet*. A detail sheet showing all applicable details of improvements to be constructed on the subject parcel(s), together with an infrastructure inventory chart (inlets, culvert, asphalt, concrete, headwall, cleanouts, valves, curbs, gutters, manholes, outfalls, erosion control measures, etc.), and detail of all required street signs and other traffic control devices in compliance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices. Cleanout pipes shall be covered by a valve box and cover to protect against damage of the cleanout pipes.						
D4	*Water and Sewer Plans, Profiles and Details*. Plans, profiles and details of all proposed water and sewer facilities, equipment, fixtures and Structures, all of which shall be compliant with the requirements of Section 1333.13, including without limitation the following items:						
D4a	Pipe size diameter and classification of pipe						
D4b	Location of valves and fittings						
D4c	Location of all fire hydrants in the proposed water distribution system						
D5	*Covenants, Conditions & Restrictions*. Two (2) copies of any private restrictions, covenants and/or conditions to which any portion of the parcel(s) subject to the Subdivision/Land Development is subject or will be made subject, whether by deed, declaration or other instrument.						
D6	*Setback Table*. A chart or table reflecting the required front, side, and rear yard Setbacks as set forth in the City of Charles Town Zoning Ordinance and incorporated herein by reference under Section 1331.08, or at a greater depth established by restrictions, covenants and/or conditions in deeds, declarations, or other documents of record (or to be recorded), for the subject parcel(s). The applicant shall show Setbacks by such a chart or table and/or by illustration on the Preliminary Plat, as is most suitable and appropriate to the particular Subdivision or Land Development.						
D7	*Agency Reviews*. Review comments from relevant local, state, and federal agencies with jurisdiction with respect to the land and activities thereon, and approvals thereby or permits issued thereby, to the extent the same are required. Relevant agencies may include, but are not limited to:						
D7a	City of Charles Town						
D7b	City of Charles Town Utility Board						
D7c	Jefferson County Planning and Zoning Department						
D7d	Jefferson County Addressing Office						
D7e	Jefferson County Board of Education						
D7f	West Virginia Department of Environmental Protection, hereinafter referred to as West Virginia DEP.						
D7g	West Virginia Department of Transportation, Division of Highways, hereinafter referred to as West Virginia DOH.						
D7h	West Virginia State Historic Preservation Office, hereinafter referred to as SHPO.						
D7i	West Virginia Office of Environmental Health Services, hereinafter referred to as OEHS.						
D7j	U.S. Army Corps of Engineers						
D8	*Traffic Impact Study*. A Traffic Impact Study as required under Section 1333.06(B), Traffic Management Standards, of this Ordinance.						
D9	*Landscaping Plan*. A plan indicating proposed Landscaping consistent with Section 1333.16, Landscaping Standards, and Buffering and Screening consistent with Section 1333.15, Buffering and and Screening Standards.						

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
D10	*Lighting Plan.* A lighting plan containing the information and items required under Section 1333.14(B)(5).						
D11	Required vs Provided Table for the following:						
D11a	Maximum Density – Net Buildable Area						
D11b	Minimum Lot Size						
D11c	Setbacks						
D11d	Maximum Height or Number of Stories						
D11e	Landscaping						
D11f	Parking Spaces						
D11g	Maximum Lot Coverage						
D11h	Open Space Requirements						
D11h1	As required in the Zoning Ordinance and/or the Subdivision Regulations						
D11h2	Section 1333.17 Park, Recreation and Open Space Amenity Standards						

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1333.02, Street Design Standards**						
N	Where a Subdivision/Land Development abuts or contains existing or proposed Primary Street or railroad right-of-way, the Planning Commission may require the separation of local and through traffic. This shall be achieved by one of the means listed below: 1. Another street type, separated from the Primary Street by a planting strip, or; 2. Reverse frontage Lots, with the Lots fronting on an interior local Street and having a non-access reservation along the rear property line, or; 3. A local Street may be provided along the rear lot line providing vehicular access to the Lots abutting the Primary Street. Where any of these means are used, the statement "vehicular ingress and egress restricted" shall be shown with limits on the Preliminary and Final Plats and no Driveways or Access Drives shall have direct access to the Primary Street.						
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1333.03, Street Intersection Design Standards**						
D1	Except as noted in Section 1333.03(D)(2) below, Clear Sight Triangles of 150 feet, measured along Street Right-of-Way Lines from their points of intersection, shall be provided at all intersections. No Building, Structure, or other physical feature higher than 30 inches (2'-6") above the centerline of the Street shall be allowed within such sight triangles. The Sight Distance shall be shown as a triangular Sight Distance on Preliminary and Final Plats submitted to the Planning Commission. Such triangle shall serve as a permanent Setback line for all such visual obstructions and shall be binding upon present and future owners of the land.						
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1333.24, Monuments**						
C2	Preliminary and Final Plats shall show the location of required permanent Monuments.						
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1333.23, Parking and Loading Standards**						
L2a	A dumpster pad shall be constructed of concrete (3,500 PSI minimum) and shall be sized pursuant to industry standards for the dumpster size utilized. Steel bollards set in 16 inch x 16 inch x 16 inch concrete footers shall be provided to guide dumpster placement. Bollard placement shall also be according to industry standards for the dumpster size utilized. Where front wheels sit during the dumping cycle, concrete must be able to withstand up to a 32,000 pound load that bounces. Note on the plans this requirement.						
Sub-Section	**ZONING ORDINANCE** **Section 1323.(W)**						
W1-4	When a development is in the Old Town Mixed Use Commercial District (OT-MUC) district or a Planned Unit Development (PUD), Section 1323(W) shall be incorporated.						
Sub-Section	**ZONING ORDINANCE** **Article 1424 Sign**						
	Show location of proposed ground mounted sign						

Sub-Section	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
	TOWNHOUSE STANDARDS **Section 1333.20 Townhouse Development Standards** *(applies to apartments unless otherwise noted)*						
A	*Density.* The overall density in a townhouse project shall not exceed the Maximum Density specified in the Charles Town Zoning Ordinance for the Zoning District in which it is located except when designed and developed as a Planned Unit Development under provisions set forth in the Charles Town Zoning Ordinance. Density shall be calculated using the Net Buildable Land Area (as such term is defined in the Zoning Ordinance) of the Lot.						
B	*Land Area*. The Net Buildable Land Area (as such term is defined in the Zoning Ordinance) of a townhouse Development shall equal at least 3,500 square feet for each dwelling unit. Each dwelling unit shall have a minimum lot size of 2,000 square feet. The difference between the Net Buildable Land Area and the total area of the dwelling unit Lots shall be allocated to open space common area.						
C	*Tract Frontage*. Each townhouse development shall have at least 50 foot of street frontage. This does not apply to single or multiple contiguous townhouses on an existing platted street. For a townhouse development on a pipestem lot, the minimum pipestem width shall be the right-of-way width as required per Table 1333.02.						
D	*Townhouse Lot Width*. The minimum townhouse lot width shall be in accordance with the minimum lot with specified in the Charles Town Zoning Ordinance for the Zoning District in which the townhouse is located. Each Lot on the end of a row of townhouses shall have an additional width necessary to accommodate the required side yard.						
E	*Length of Townhouse Row*. There shall be not be more than ten (10) nor less than three (3) contiguously connected townhouse units.						
F	*Yards. The following minimum Setback requirements shall apply:*						
F1	*Front Yard*. Each townhouse shall have a minimum front yard Setback that is in accordance with the minimum front yard setback specified in the Charles Town Zoning Ordinance for the Zoning District in which the townhouse is located. Townhouses, however, may be arranged to face onto a common open space. In such instances, such a space shall not be less than fifty (50) feet in width and shall be arranged to permit access for emergency vehicles. With such an arrangement, the front yard requirement may be reduced by ten (10) feet. If the townhouses have rear loaded garages or parking, the setback can be reduced from the required setback distance to zero (0) feet, or any distance in between, provided that no steps or stoops shall be allowed within the right of way or upon sidewalk, unless the sidewalk has a clear walking path of five (5) feet from the closest edge of the steps or stoop to the edge of curb. This reduced setback shall supersede the Zoning Ordinance requirements.						
F2	*Side Yard*. Each townhouse shall have a minimum side yard Setback that is in accordance with the minimum side yard setback specified in the Charles Town Zoning Ordinance for the Zoning District in which the townhouse is located. . When the yard adjoining the corner Lot along the rear lot line fronts the side Street of the corner Lot, the width of the corner Lot shall be increased to provide a minimum side yard Setback equal to the adjoining front yards.						

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
F3	*Rear Yard*. Each townhouse shall have a minimum rear yard Setback that is in accordance with the minimum rear yard setback specified in the Charles Town Zoning Ordinance for the Zoning District in which the townhouse is located. However, access to the rear yard for purposes of maintenance and fire protection shall be accommodated by a private access drive or a minimum ten (10) foot property service easement, which shall be perpetually recorded with each dwelling unit property.						
G	*Access Drives and Off-Street Parking*. Off-street parking space shall be provided at the rate of 1.8 spaces per dwelling unit. In a Subdivision/Land Development of townhouse Lots, it will not be necessary that off-street parking be provided on a specific Lot so long as the required number of parking spaces are provided in the Subdivision/Land Development for the number of Lots to be served; provided that, no parking area shall be more than 200 feet from the dwelling unit it serves.						
H	Townhouse garages may be attached to or detached from the townhouse unit and may be accessed from either the front or rear yard. When detached the garage structure must be consistent and compatible with the architecture and materials of the respective townhouse unit.						
I	Townhouses abutting each other shall have complimentary but not identical facades.						
J	No more than two abutting townhouses shall have a common roof line.						
K	All electric meters shall be located in the rear of dwelling units, except where a waiver may be granted by the Planning Commission.						
L	When townhouse Lots do not front on a Public Street, they shall front on private roads, parking lots or access Easements. The length and extent of private roads, parking lots or access Easements providing access to Lots shall be minimized, and Public Streets shall be provided in larger Subdivisions/Land Developments when substantial distances are involved. Private roads, parking lots, and access Easements shall be no more than 500 feet from a Public Street, as measured along the centerline of the access Road. Private roads, parking lots, and access Easements may be located up to 800 feet from a public Road where enhanced circulation is provided with two connection points to the Public Street. The average daily trip for private roads, parking lots, or access Easements shall not exceed 250 VPD. Townhouse Developments that include the use of private roads, parking lots and access Easements shall conform to the West Virginia Code Chapter 36B, Uniform Common Interest Ownership Act, as specified under Section 1333.21 of this Ordinance.						
M	*Site Coverage*. The minimum townhouse lot width shall be in accordance with the minimum lot with specified in the Charles Town Zoning Ordinance for the Zoning District in which the townhouse is located.						
N	Adequate provision shall be made for storage of collection and refuse where applicants desire a centralized collection point(s) in lieu of curb-side trash pick-up. This area shall be screened and the dumpsters placed on a concrete pad pursuant to Article 1333.23(L) of this Ordinance.						
O	Permeable areas of the site shall be planted with ground cover, shrubs, and trees as required by this Ordinance.						
P	*Required Open Space*						

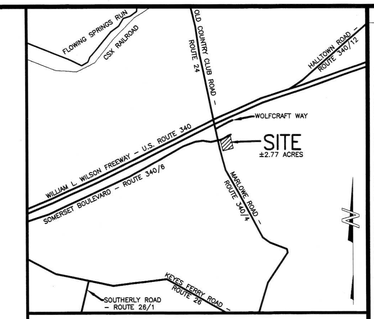
	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key ✓ Ok O Incomplete N/A Not Applicable X Unacceptable
P1	The difference between the Net Buildable Land Area of a townhouse Development and the total area of the dwelling unit Lots shall be allocated to open space common area as specified in Section 1333.20(B) above.						
P2	In the event that the Planning Commission, by waiver, permits dwelling unit Lots of less than the 2,000 square foot minimum specified in Section 1333.20(B), compensating open space must be established and provided within the project site equal to the aggregate area by which such Lots are under the 2,000 square foot minimum.						
P3	In a townhouse Development, open space for the Subdivision/Land Development must at least equal 30 percent of the Net Buildable Land Area of the Subdivision/Land Development.						
	For apartments, open space requirements are based on the particular Zoning District. Said requirements can be found in the Zoning Ordinance.						
Q	*Maintenance of Common Areas*. All common areas and facilities including, but not limited to, recreational facilities, off-street parking and common open space shall be maintained in a satisfactory manner without expense to the general taxpayers of the City. In order to insure the maintenance of and the payment of taxes on the commonly held non-public property, a mandatory homeowners association shall be created and a declaration regarding the same shall be recorded to the satisfaction of the Planning Commission in the Office of the Clerk of Jefferson County.						
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1333.23, Parking and Loading Standards**						
G	A "Recreational Vehicle" parking spaces shall be provided at a ratio of 1 space minimum and one space per fifty (50) passenger vehicle parking spaces. Such spaces shall be a minimum of twenty-five (25) feet by twelve (12) feet and shall be subject to buffer requirements in 1333.15, Buffer and Screening Standards.						

SITE PLAN SHOWING
WINDMILL CROSSING
TRACTOR SUPPLY

SITE PLAN REFERENCE NUMBER: STPL 2011-0001

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DISTRICT 3 - TAX MAP 16A - LOT 11A, 14, 15 AND PARCEL SWM



VICINITY MAP
SCALE:1"=2000'

OWNER

NEW VISION PROPERTIES II, INC.
982 SOMERSET BOULEVARD
CHARLES TOWN, WV 25414
304-725-1491

APPLICANT/DEVELOPER

BUNNELL HILL DEVELOPMENT CO., INC.
3000-G HENKLE DRIVE
LEBANON, OHIO 45036
513-932-6090

LEGEND

EXISTING		PROPOSED
	BOUNDARY/RIGHT-OF-WAY LINE	
	INTERIOR LOT LINE	
	EASEMENT LINE	
	ROAD CENTERLINE	
	HEADER CURB	
	CURB & GUTTER	CURB, TRANS, REVERSE CURB
	EDGE OF PAVEMENT	
	SIDEWALK	
	BOARD FENCE	
	CHAINLINK FENCE	
TO BE REMOVED / TO REMAIN	BUILDINGS	
	MISCELLANEOUS SIGNS	
	TRAFFIC BARRICADE	
	SITE LIGHT WITH POLE	
	BUILDING MOUNTED LIGHT	
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
OHT	OVERHEAD TELEPHONE LINE	OHT
UGT	UNDERGROUND TELEPHONE LINE	UGT
A 8" SAN	SANITARY SEWER	A 8" SAN
3 4 15" RCP	STORM SEWER	3 4 15" RCP
	CONCRETE DITCH	
8" W/M	WATER MAIN	8" W/M
390	INDEX CONTOUR LINE	495
392	INTERMEDIATE CONTOUR LINE	491
×543.6	SPOT ELEVATIONS	430 TC, 430, 430 INV
	TREES	
	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	
	LIMITS OF CONSTRUCTION	
	RETAINING WALL	
	DITCH, SWALE OR SMALL STREAM	
	TRAPEZOIDAL DITCH OR LARGE STREAM	

TEST PIT LEGEND

TEST PIT #	EXISTING UTILITY SIZE/TYPE	CROWN ELEV.	DATE	COORDINATES
1	WATERMAIN	XXX.XX	XX/XX/XX	N XXXXXXXXXXXX, E XXXXXXXXXXX
2	SANITARY SEWER	XXX.XX	XX/XX/XX	N XXXXXXXXXXXX, E XXXXXXXXXXX
3	FORCE MAIN	XXX.XX	XX/XX/XX	N XXXXXXXXXXXX, E XXXXXXXXXXX

NO.	REVISION DESCRIPTION	DATE
5	SHEETS 8, 9, 14, 15 - CHESTER COMMENTS	7-11-2011
4	SHEETS 2, 3, 5, 7, 7A, 8, 9, 12, 13 - WVDOH COMMENTS	7-7-2011
3	ALL SHEETS - JEFFERSON CO., CITY, AND HEALTH COMMENTS	6-17-2011
2	ALL SHEETS - SITE LAYOUT REVISIONS	5-27-2011
1	ALL SHEETS - CHARLES TOWN COMMENTS	5-4-2011

SITE PLAN APPROVAL

PLANNING COMMISSION — DATE 25 July 2011

ZONING ADMINISTRATOR — DATE 26 July 2011

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

JASON P. GERHART, P.E.
WILLIAM H. GORDON ASSOCIATES, INC. — DATE 7-12-11

STATEMENT OF ACCEPTANCE

THE OWNER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

NEW VISION PROPERTIES II, INC.
982 SOMERSET BOULEVARD
CHARLES TOWN, WV 25414 — DATE 7-15-11

LIST OF APPROVALS

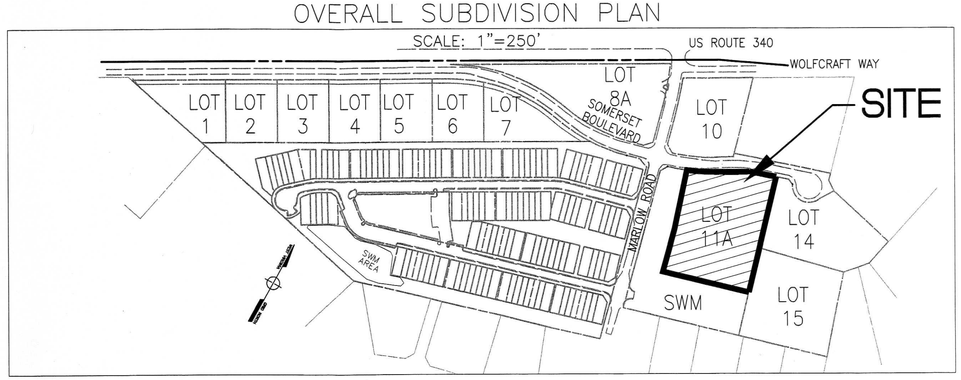
CITY OF CHARLES TOWN UTILITY BOARD APPROVED:
WV STATE HEALTH DEPT (WATER): PERMIT # 18,835
WV DEPARTMENT OF HIGHWAYS PERMIT # N/A
CHESTER ENGINEERING APPROVED:
WILLOW SPRINGS PSC APPROVED:
WV DEP NOTICE OF INTENT PERMIT PERMIT # WV0115924
GROUNDWATER PROTECTION PLAN APPROVED: JUNE 24, 2011
JEFFERSON COUNTY ENGINEERING (FOR SWM REVIEW ONLY) APPROVED:
JEFFERSON COUNTY 911, ADDRESSING APPROVED: APRIL 26, 2011

William H. Gordon Associates, Inc.
Engineers·Land Planners·Landscape Architects·Surveyors
Site Security Consulting·GIS
301 North Mildred Street, Suite 1
Charles Town, West Virginia 25414
(304) 725-8456

LIST OF DRAWINGS

01 COVER SHEET
02 GENERAL NOTES AND SITE DETAILS
03 SITE DETAILS
04 SITE DETAILS
05 EXISTING CONDITIONS & DEMOLITION PLAN
06 PRELIMINARY PLAT
07 PAVEMENT AND MARKING PLAN
7A MAINTENANCE OF TRAFFIC PLAN
08 SITE LAYOUT PLAN
09 GRADING AND STORMWATER PLAN
10 WATERLINE PROFILES & DETAILS
11 SANITARY SEWER PROFILES & DETAILS
12 STORM SEWER PROFILES AND COMPUTATIONS
13 STORM SEWER DETAILS
14 STORMWATER MANAGEMENT FACILTY NARRATIVE
15 STORMWATER MANAGEMENT DETAILS
16 WATER QUALITY UNIT DETAILS
17 EROSION AND SEDIMENT CONTROL PHASE 1
18 EROSION AND SEDIMENT CONTROL PHASE 2
19 EROSION AND SEDIMENT CONTROL NOTES
20 EROSION AND SEDIMENT CONTROL DETAILS
21 LANDSCAPING PLAN

OVERALL SUBDIVISION PLAN
SCALE: 1"=250'



REVISIONS
1. 5/4/2011 - ADDRESSING CHARLES TOWN COMMENTS
2. 5/27/2011 - SITE LAYOUT REVISIONS
3. 6/17/2011 - COUNTY, CITY, AND STATE HEALTH COMMENTS

RECEIVED
CITY OF CHARLES TOWN
DEPARTMENT OF COMMUNITY DEVELOPMENT
DATE: 7-15-11

SURVEY: WHGA
DESIGN: JPG
DRAWN: C.N.
CHECKED: KMR

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SITE SECURITY CONSULTING · GIS
William H. Gordon Associates, Inc.
301 North Mildred Street Suite 1 Charles Town, West Virginia 25414
(304) 725-8456 · FAX (304) 728-0117
http://www.whga.com

DATE: APRIL 2011
SCALE: HORZ: AS SHOWN
VERT:
SEAL

JASON P. GERHART
REGISTERED
No. 19127
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
7/15/11

COVER SHEET

WINDMILL CROSSING
TRACTOR SUPPLY
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

STPL 2011-0001
JOB: 2525-0108
CADD: PLT-CS.DWG
SHEET: 01 OF 21

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PAVEMENT MARKING LEGEND

- (A) TYPE V, WHITE, 4" WIDTH, SOLID LINE
- (B) TYPE V, YELLOW, 4" WIDTH, SOLID LINE
- (C) TYPE V, YELLOW, 4" WIDTH, 2' SPACING, 45 DEGREE ANGLE
- (D) TYPE V, YELLOW, 4" WIDTH, 5' SPACING, 45 DEGREE ANGLE
- (E) TYPE V, WHITE, 24" WIDTH, STOP LINE
- (F) TYPE V, BLUE, 4" WIDTH, SOLID EDGE LINE
- (G) TYPE V, WHITE, 12" WIDTH, 6' LONG, 3' SPACE
- (H) TYPE V, BLUE, 4" WIDTH, 2' SPACING, 45 DEGREE ANGLE
- (I) TYPE V, YELLOW, 4' WIDTH, DOUBLE LINE, SEPARATED BY A 4" SPACE
- TYPE V, WHITE, ELONGATED ARROW

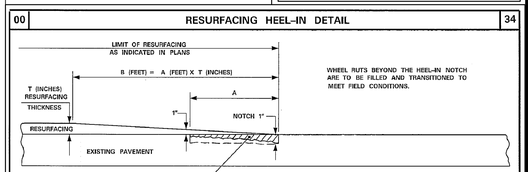
LEGEND:

- STANDARD ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE
- CONCRETE ENTRANCE (SEE DETAIL DE-2, SHEET 3)
- 1.5" OVERLAY OF EX. PAVEMENT
- RESURFACING HEEL-IN AREA

NOTES:

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

00 RESURFACING HEEL-IN DETAIL 34



1. PAYMENT FOR HEEL-IN TO BE INCLUDED IN VARIOUS PAY ITEMS OF THIS PROJECT.
2. THIS DETAIL TO BE USED AT TERMINI OF RESURFACING PROJECTS AND AT ALL TERMINI FOR SKIP RESURFACING PROJECTS.
3. THIS DETAIL TO BE USED AT LOCATIONS FOR HEEL-IN INTERSECTIONS OF THIS PROJECT.
4. THE FOLLOWING NUMBER(S) OF HEEL-INS FOR THE MAINLINE ON THIS PROJECT SHALL BE: PERPENDICULAR SKEWED AT °

POSTED SPEED LIMIT	A
25mph	12'
30 TO 35mph	14'
40 TO 45mph	16'
50 TO 55mph	18'

State Project No.
Federal Project No.
County
Sheet of

SOMERSET BOULEVARD (50' RIGHT-OF-WAY)
EX. CURB AND GUTTER
EX. GRAVEL SHOULDER
EX. EDGE OF PAVEMENT
EX. EP (TYP)
5' SIDEWALK
PR. CROSSWALK
CONCRETE ENTRANCE DE-2
HC-1 W/DETECTABLE WARNING SURFACE
R=15'
R=40'
R=10'
PR. EP
PR. STOP BAR (TYP)
NOSE DOWN CURB
32'
CG-1R
CG-1
TRANSITION FROM CG-1 TO CG-1R
PR. STRIPING
WHEEL STOP (TYP)
BLUE (TYP)
10' (TYP)
20' (TYP)
28'
35'
TRAILER DISPLAY
SIDEWALK & DISPLAY AREA
25'
20'
FOR CANOPY SEE ARCHITECTURAL PLANS
PROPOSED BUILDING
19,097 SQ. FT.
SLAB= 455.00
FENCED OUTDOOR SALES AREA
15,000 SQ. FT.
APPROXIMATE LOCATION OF DOOR (TYP)
150'
58'
14'
28'
19'
125.3'
BOLLARDS (TYP)
APPROXIMATE LOCATION OF TRANSFORMER PAD
BOLLARD (TYP) DUMPSTER
59'
LOADING AREA
76'
30'
50'
PROPOSED 19.2' x 28' CONCRETE PAD & TANK
LOADING RAMP
R=25'
SEE SHEET 7, RESURFACING HEEL-IN DETAIL
MARLOW ROAD – ROUTE 340/4 (50' RIGHT OF WAY)
R=15'
GRAVEL ACCESS DRIVE
EX. GRAVEL
EX. SHED
PROPOSED LOT 11A
120,631 SQ. FT.
2.7693 AC.
PROPOSED LOT 14
102,695 SQ. FT.
2.3576 AC.
PROPOSED LOT 15
176,581 SQ. FT.
4.0537 AC.
PROPOSED SWM PARCEL
97,645 SQ. FT.
2.2416 AC.
ENCROACHMENT 4.15'
EX. BOARD FENCE
NORTH
30 15 0 30 60 90
GRAPHICAL SCALE: 1" = 30'

***THIS SHEET FOR PAVEMENT AND PAVEMENT MARKING ONLY!**

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REVISIONS
1. 5/4/2011 – ADDRESSING CHARLES TOWN COMMENTS
2. 5/27/2011 – SITE LAYOUT REVISIONS
3. 6/17/2011 – COUNTY, CITY, AND STATE HEALTH COMMENTS
4. 7/7/2011 – WVDOH COMMENTS

SURVEY: WHGA
DESIGN: JPG
DRAWN: C.N.
CHECKED: KMR

ENGINEERS ▯ SURVEYORS ▯ LAND PLANNERS ▯ LANDSCAPE ARCHITECTS
SITE SECURITY CONSULTING ▯GIS
William H. Gordon Associates, Inc.
301 North Mildred Street - Suite 1 Charles Town, West Virginia 25414
(304) 725-8456 • FAX (304) 728-0117
http://www.whga.com

DATE: APRIL 2011
SCALE: HORZ: 1"=30' VERT:
SEAL

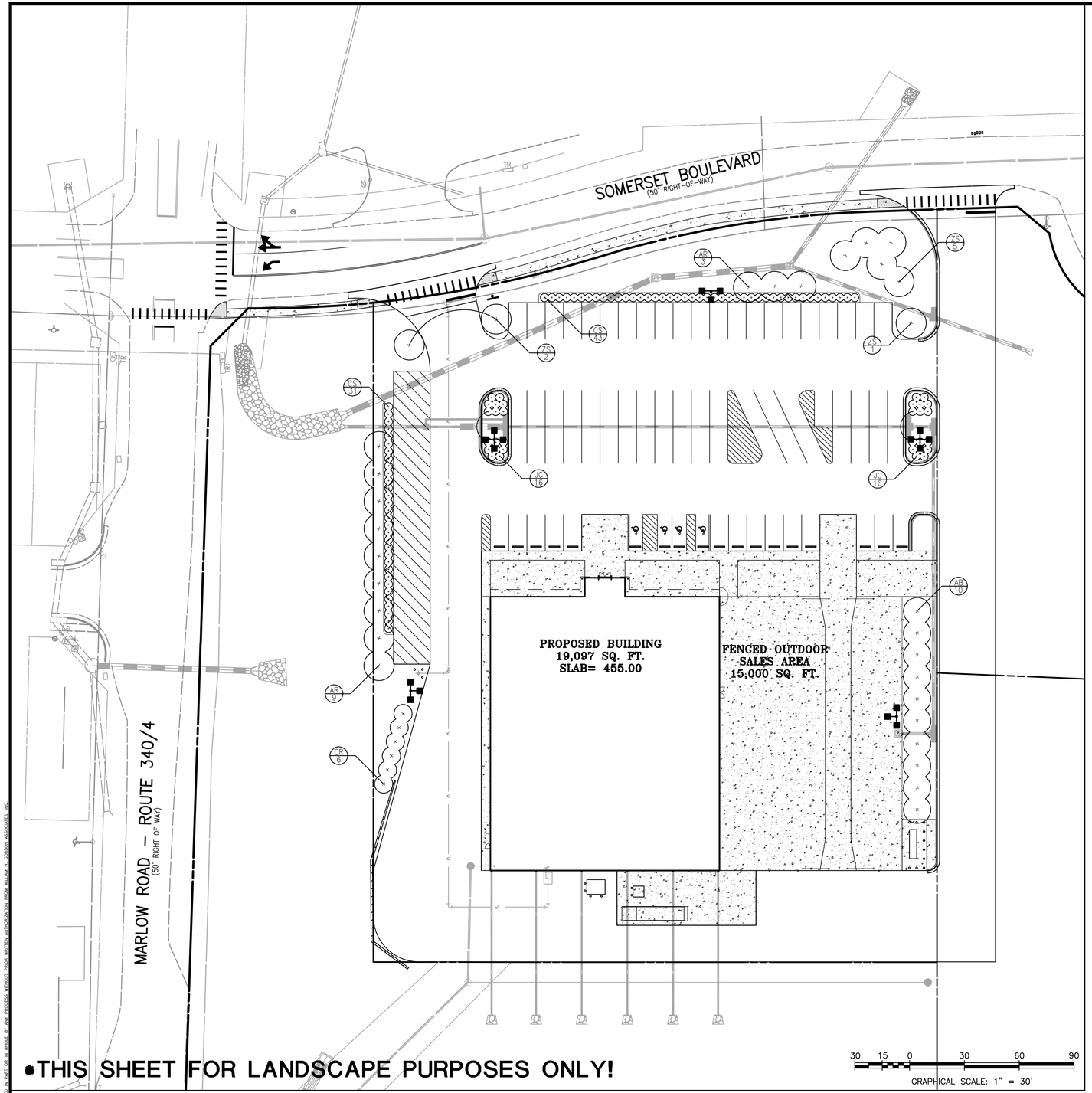


PAVEMENT AND MARKING PLAN

WINDMILL CROSSING TRACTOR SUPPLY

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

JOB: STPL 2011-0001
2525-0108
CADD: PLT-PA.DWG
SHEET: 07 OF 21



Plant Schedule

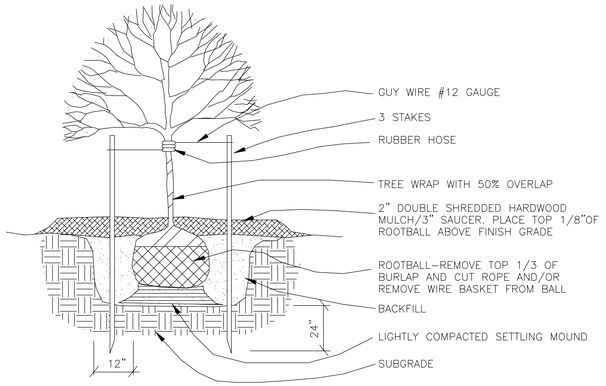
Trees

Symbol	Quantity	Botanical Name	Common Name	Size	Remarks
AR	12	Acer rubrum 'Red Sunset'	Red Sunset' Red Maple	8' Min. Height	Balled & Burlapped
AB	10	Acer buergerianum	Trident Maple	8' Min. Height	Balled & Burlapped
CR	6	Cornus x 'Rutgan'	Stellar Pink Dogwood	8' Min. Height	Balled & Burlapped
ZS	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	8' Min. Height	Balled & Burlapped

Shrubs

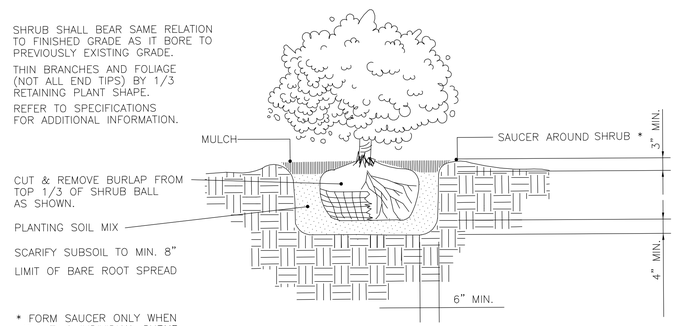
Symbol	Quantity	Botanical Name	Common Name	Size	Remarks
CS	74	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#3 container	
JC	32	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	#2 container	

Required Landscaping Plantings				
1 Tree per 2,000 sf of Impervious Surface:				
Impervious Area	70,075	=	36	Trees Required (36 Provided)
3 Shrubs per 2000 sf of Impervious Surface:				
Impervious Area	70,075	=	106	Shrubs Required (106 Provided)
5% of Parking Lot Area:				
Impervious Area	70,075	=	3,504	Square Feet Required (6,210 sf Provided)



TYPICAL PLANTING DETAIL

(NOT TO SCALE)



SHRUB PLANTING

SCALE: NOT TO SCALE

NOTES

1. ALL PLANTINGS TO MEET THE REQUIREMENTS PROVIDED IN THE CITY OF CHARLES TOWN ZONING ORDINANCE SECTION 5.12.
2. ALL NON–IMPERVIOUS AREAS NOT OTHERWISE LANDSCAPED SHALL BE COVERED WITH GRASS OR OTHER GROUND COVER PLANTS.
3. ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1). PLANT MATERIALS SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIETY.
4. LANDSCAPE PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS ADOPTED BY THE WEST VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
5. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE SYMBOLS DRAWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT AT WILLIAM H. GORDON ASSOCIATES, INC. (WHGA) IF A DISCREPANCY EXISTS. UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL COMPLY WITH THE QUANTITIES AND LOCATIONS AS DRAWN ON THE LANDSCAPE PLAN.
6. THE CONTRACTOR SHALL COMPLY WITH THE LANDSCAPE SPECIFICATIONS GUIDELINES ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
7. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING MISS UTILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY WHGA IF THE FIELD CONDITIONS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TREES ARE NOT PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT, WITHIN 5' OF A STORM DRAIN THAT CONTAINS PIPES, OR WITHIN 5' OF A FIRE HYDRANT.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR EVALUATING INDIVIDUAL TREES FOR STABILITY AT THE TIME OF PLANTING. BASED ON THIS EVALUATION, TREES SHALL BE STAKED AND GUYED AS NECESSARY TO ENSURE THAT THEY REMAIN IN AN UPRIGHT POSITION. STAKES ARE TO BE REMOVED BY CONTRACTOR AFTER ONE GROWING SEASON.

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DATE: APRIL 2011

SCALE: HORZ: 1"=30'
VERT:

SEAL

JASON P. GERWIG
REGISTERED
No. 19197
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

LANDSCAPING PLAN

WINDMILL CROSSING TRACTOR SUPPLY

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

STPL 2011–0001

JOB: 2525–0108

CADD: PLT–LS.DWG

SHEET: 21 OF 21

REMODELING SOON

TSC TRACTOR SUPPLY CO.

THE STUFF YOU NEED OUT HERE

www.tractorsupply.com

TRACTOR SUPPLY

COMBO PROJECT
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	P/L
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EWC	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQ'D
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRC	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	T/
GYPSUM BOARD	GYP BD	TOP OF JOIST	TOJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HDWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	W/
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

GENERAL NOTES (WHERE APPLICABLE)

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
2. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
3. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
4. FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
6. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
8. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
9. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
10. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
11. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
12. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

CONTACTS

OWNER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: STEVE AUSDENMOORE
PH: 859-512-5864
E: sausdenmoore@TractorSupply.com

OWNER PROJECT MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: BRIAN ELLIOTT
PH: 614-869-9508
E: belliott@TractorSupply.com

ARCHITECT 3
ONYX CREATIVE, INC.
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: COLLEEN KURNIAWAN
PH: 216-223-3246
E: ckurniawan@onyxcreative.com
CONTACT: BECCA JONES
PH: 216-223-0173
E: rjones@onyxcreative.com

GREENHOUSE ENGINEER
ZUENDT ENGINEERING
P.O. BOX 26177 GREENVILLE, SC 29616
CONTACT: CAL LOONEY
PH: 864-940-6666
E: cal@merchneygreenhouses.com

ENGINEER (MEP)
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: RICHARD KNAPP
PH: 216-223-3294
E: rknapp@bluestreak-consulting.com

STRUCTURAL ENGINEER 3
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: KEITH BOWES
PH: 216-223-3200
E: kbowes@bluestreak-consulting.com

CIVIL ENGINEER
MANNIK SMITH GROUP
1160 DUBLIN RD SUITE 100 COLUMBUS, OH, 43215
CONTACT: MIKE PIONE
PH: 614-496-0991
E: mpione@mannksmithgroup.com

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO THE EXISTING TRACTOR SUPPLY CO. STORE. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

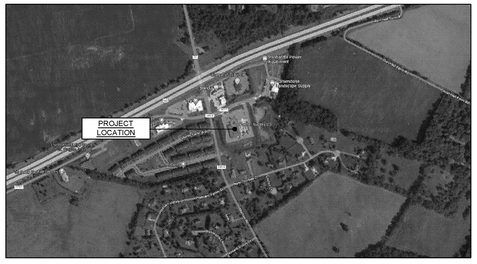
THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL, NEW FIXTURE LAYOUT, ADDING A SELF-SERVICE PET WASH, AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE ADDITION OF THE EXTERIOR GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR SIDE YARD.

3 KEY FEATURES INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER AREA. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

3 KEY FEATURES INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER AREA. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

VICINITY MAP



N

APPLICABLE CODES

3

2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL FIRE CODE (IFC)
2014 NATIONAL ELECTRICAL CODE (NEC)

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB- CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

DEFERRED SUBMITTALS

3

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:
1. FIRE ALARM SHOP DRAWINGS
2. GARDEN CENTER CANOPY SHOP DRAWINGS
3. PROPANE CANOPY SHOP DRAWINGS

DRAWING INDEX

		REVISIONS 12-9-22	11-7-23	12-8-23	-
T1.0	COVER SHEET	1	2	3	
T1.1	VENDOR INFORMATION			3	
3 T1.2	GENERAL NOTES			3	
CIVIL					
C100	SITE PLAN				
C2	NOT USED				
ARCHITECTURAL					
AS1.0	SITE PLAN	1	2	3	
3 AS1.1	SITE DETAILS			3	
LS1.0	LIFE SAFETY PLAN	1		3	
D1.0	DEMOLITION PLAN	1		3	
A0.0	NOTES & DOOR / HARDWARE SCHEDULES	1		3	
A0.1	FINISH SCHEDULES			3	
A0.2	CONCRETE SPECIFICATION				
A1.0	FLOOR PLAN	1		3	
3 A1.0a	NOT USED				
A1.1	OFFICE CORE PLAN, ELEV. & DETAILS	1		3	
A1.2	NOT USED				
A1.2a	NOT USED				
A1.3	PROPANE DETAIL & SPECIFICATIONS			3	
3 A1.4	ARCHITECTURAL DETAILS			3	
A1.5	NOT USED				
A2.0	FIXTURE PLAN	1		3	
A3.0	REFLECTED CEILING PLAN	1		3	
3 A4.0	NOT USED				
A5.0	INTERIOR ELEVATIONS & DETAILS			3	
A6.0	EXTERIOR ELEVATIONS			3	
A7.0	POS DETAILS			3	
STRUCTURAL					
S1.0	STRUCTURAL DETAILS	1			
S2.0	STRUCTURAL PROPANE PLAN & DETAILS				
MECHANICAL & PLUMBING					
3 M1.0	NOT USED	1			
P1.0	PLUMBING PLAN	1		3	
MP1.0	MECHANICAL & PLUMBING SPECIFICATIONS				
MP1.1	NOT USED				
FIRE PROTECTION					
3 FP1.0	NOT USED	1			
ELECTRICAL					
E1.0	LIGHTING PLAN	1			
E2.0	POWER PLAN	1			
E2.1	PROPANE ELECTRICAL PLAN AND DETAILS	1			
E3.1	ELECTRICAL DETAILS & SPECIFICATIONS				

DUSHAN BOUCHEK | ARCHITECT
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

DUSHAN BOUCHEK — No. 9398 — REGISTERED ARCHITECT — STATE OF OHIO

12/12/23

Design and construction documents as instruments of service are given in confidence and remain the property of Dushan Bouchek, Architect. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Dushan Bouchek, Architect.

TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM

Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
11-7-23	2 REVISION 2
12-8-23	3 REVISION 3

T1.0

COVER SHEET

TRACTOR SUPPLY & VENDOR CONTACT INFORMATION

(CLOSED SPECS.)

VENDOR #1: DOORS, FRAMES, & HARDWARE
DH PACE
LEAD TIME:
2 WEEKS - HOLLOW METAL FRAMES
3 WEEKS - PRE-PAINTED & HPI DOORS
6-8 WEEKS - WIND RATED ASSEMBLIES & COASTAL / CA PROJECTS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #2: SECTIONAL DOORS
DH PACE
LEAD TIME:
2-3 WEEKS - SECTIONAL & COILING DOORS
*USE COILING DOORS IN HIGH IMPACT REGIONS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #3: STOREFRONT DOORS
ALLEGION ACCESS TECHNOLOGIES
LEAD TIME: 15-17 WEEKS

BILL GERARDIN
NATIONAL ACCOUNT MANAGER
#480.257.0619
william.gerardin@allegion.com

SAMANTHA FAULSTICK
NATIONAL ACCOUNT PROJECT MANAGER
#843.962.0996
samantha.faulstick@allegion.com

VENDOR #4: LIGHTING PROVIDER
VILLA LIGHTING SUPPLY, INC.
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING
tractorsupply@villalighting.com

BRYAN BIRDWELL
#314.633.0546 bryan.birdwell@villalighting.com

ADAM CARRIER
NATIONAL ACCOUNTS MANAGER
#314.633.0532
adam.carrier@villalighting.com

ANNE VOELKER
PRICING CONTACT
#314.633.0554

VENDOR #5: HVAC PROVIDER
LENNOX
LEAD TIME: 20 WEEKS

GARRY BAKER
#800.367.6285
nationalaccountrequest@lennoxind.com

STEVEN PETER
NATIONAL ACCOUNT SALES MANAGER
#404.403.7083
steven.peter@lennoxind.com

YORK / JOHNSON CONTROLS
LEAD TIME: 15-24 WEEKS
#1.800.481.9738 TECH SUPPORT
be-na-tractorsupply@jci.com

DAVID ARPS
ACCOUNT MANAGER
#414.687.7101
david.w.arps@jci.com

JOE RAY
APPLICATION ENGINEER
#405.419.6631
joe.ray@jci.com

VENDOR #6: SECURITY SYSTEMS
JCI
bts-tsc@jci.com

GAVIN ELLIS
SYSTEMS APPLICATIONS ENGINEER
120 W. PARK DRIVE, BIRMINGHAM, AL 35211
#205.940.6523
gavin.1.ellis@jci.com

DAMIEN HALLOWELL
INSTALLATION COORDINATOR
10405 CROSSPOINT BLVD., INDIANAPOLIS, IN 46256
#800.453.2247 x1052054
damian.hallowell@jci.com

ALEXANDER KNIGHT: alexander.w.knight@jci.com
CHRIS AYERS: chris.ayers@jci.com
JUAN GABRIEL AGUILAR DELGADO:
juangabriel.anguilar.delgado@jci.com

ADT

RON KING
NATIONAL ACCOUNTS MANAGER
ronaldking@adt.com

DUKE DAUGHTREY
PROJECT MANAGER
#229.896.5041
ddaughtrey@adt.com

VENDOR #7: ELECTRIC PANEL
CAROLINA PRODUCTS, INC. (CPI)
LEAD TIME: 6 WEEKS

ERIC LINE
NATIONAL ACCOUNTS MANAGER
#800.736.4455 OFFICE
#704.778.2327 CELL
eric[illegible]@cpipanels.com

VENDOR #8: EMS
BRAINBOX AI

GAGE PERRY
#603.716.0636
g.perry@brainboxai.com

VENDOR #9: LOW VOLTAGE PROVIDER
MERCURY TECH PARTNERS, INC.

TERRY L CORPENING
#828.465.7348 x 221
terry@gomtp.com

DUANE MULLINS
#828.465.7348 x 344
duane@gomtp.com

VENDOR #10: BOPIS SHED PROVIDER
L.J.S. SOLUTIONS

RICK WELLER
#803.773.9625
rickweller@ljs-solutions.com

VENDOR #11: VINYL PLANK FLOORING
SWIFF-TRAIN COMPANY
WEST DIVISION *CONFIRM VENDOR WITH TSC PM

CINDY SASS
#800.929.1222
cindysass@swiff-train.com

REFER TO THE TERRITORY MAP

JOE REDDINGTON
#469.853.3081
joer@swiff-train.com

NORTHSTAR FLOORING
EAST DIVISION *CONFIRM VENDOR WITH TSC PM
tractorsupply@northstarflooring.com

MEGAN HUFFMAN
#800.935.1657
Megan.Huffman@northstarflooring.com

VENDOR #12: HAND DRYERS
WORLD DRYERS DISTRIBUTOR

ASHLEY MAY
#800.459.7099
ashley.may@hjcinc.com

VENDOR #13: BUMPER SIGNS/BOLLARD COVERS
MCCUE

STEPHEN COATS
#404-405-8101
scoats@mccue.com

VENDOR #14: METAL RAMP DISTRIBUTOR
Q.S.I. ENVIRONMENTAL &
INDUSTRIAL STEEL FABRICATORS
LEAD TIME: 3 WEEKS

TONY HAMILTON
#334.793.6878
thamilton@qsisteel.com

DURA-RAMP, INC.
LEAD TIME: 3-5 WEEKS

ANDREW STREUTKER
#604.795.9799
andrew@duraramp.com

VENDOR #15: SIGNAGE MANUFACTURER
ID ASSOCIATES
*CONFIRM VENDOR WITH TSC PM
#334.836.1400

DeANNA PAYNE
#334.805.1012
dpayne@idassociatesinc.com

REFER TO THE TERRITORY MAP

BILL HOLLAND
#334.791.0108
jholland@idassociatesinc.com

SIGN RESOURCES
*CONFIRM VENDOR WITH TSC PM

PAT PATTERSON
#727.669.6877 X305
#727.235.2395
ppatterson@tsrfl.com

BUTCH JACKSON
#727.669.6877 X301
#727.647.3526
bjackson@tsrfl.com

VENDOR #16: PROPANE CANOPY
VERSATUBE BUILDING SYSTEMS

PEYTON CASCIO
#901.614.2192 OFFICE
#901.378.0467 CELL

VENDOR #17: PAINT
SHERWIN WILLIAMS

CJ HANDWERK
NATIONAL SALES MANAGER
#216.390.1857
Clifton.J.Handwerk@sherwin.com

PPG

TOM KERR
CORPORATE ACCOUNT MANAGER
#614.580.8305
thomas.kerr@ppg.com

VENDOR #18: BALERS
PTR BAILER AND COMPACTOR

DAWN RISCHOW
#877.818.9191 x 2370

TRACTOR SUPPLY:

TRACTOR SUPPLY FIXTURE PLANS
CARL ADLER
#615.647.2641
caadler@tractorsupply.com

PROPANE COORDINATION
CLINT WEAVIL
STORE SERVICES SPECIALIST
#615.440.4074
cweavil@TractorSupply.com

RACHEL DENNY
LIVE GOODS & BULK PROPANE
#615.647.2753
rdenny@TractorSupply.com

BRIAN SPEARS
MANAGER, SAFETY &
ENVIRONMENTAL COMPLIANCE
#615.440.44115
bspears@TractorSupply.com

UTILITY TRANSFER INFORMATION
JAMES MASTERS, TSC ENERGY MANAGER
ENGIE
#615.440.4396
jmasters@tractorsupply.com
tractorsupplyOPCL.insight@engie.com
(FOR LP ACCOUNTS FOR BUILDING HEAT CALL AMERIGAS)

RECOMMENDED ONLY:

WASTE AND RECYCLING VENDOR
ROCKTENN COMPANY

DIANE HUEFFMEIER
PROGRAM MANAGER
#314.292.3313
dhueffme@rocktenn.com

PRINTING
PLAN EXPRESS

CINDY PIND
866.404.2614 x 4505
cindy.pind@planexpress.net

RED STRIPING
POP SOLUTIONS GROUP

SKYLIGHTS
VELUX GROUP

RICK TOWNE
#901.483.5929 (CELL)
#901.795.5936 x 19 (OFFICE)
rtowne@popsolutionsgroup.com

CLEVE HENDERSON
#843.730.4470

GARDEN CENTERS ONLY:

GREENHOUSE AND FEED BUILDING PROVIDERS:
MERCHNEY GREENHOUSES
#864.940.6666

JALIYAH SANFORD
LOGISTICS AND COMMUNICATION
jaliyah@merchneygreenhouses.com

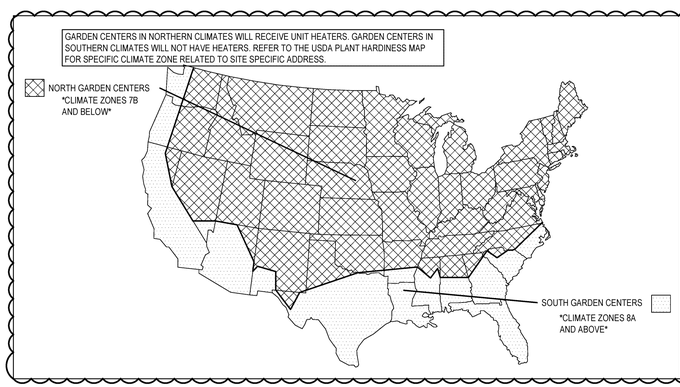
CAL LOONEY
PRESIDENT
cal@merchneygreenhouses.com

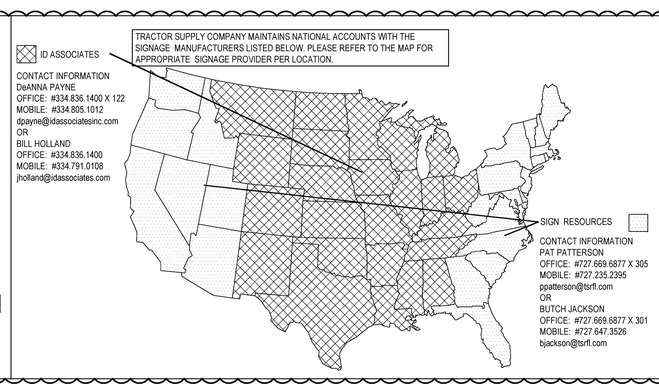
PROSPIANT, INC.

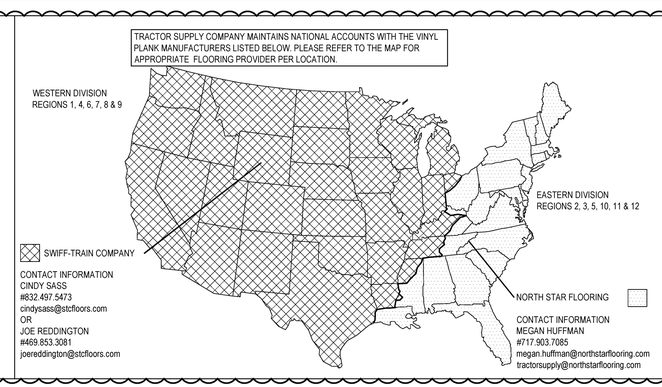
NICK WORKMAN
RETAIL DIVISION MANAGER
#513.618.7279
nworkman@prospiant.com

GLENN STETZ
RETAIL TEAM DESIGNER
#513.623.1544
gstetz@prospiant.com

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER", "CONCRETE CHECKLIST", AND "PHONE BOARD POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.







DUSHAN BOUCHEK | ARCHITECT
2500 E Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

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FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	CRK
Date	Issue
10-28-22	PERMIT
12-8-23	3 REVISION 3

T1.1

VENDOR INFORMATION

REMODEL - TIME AND ACTION CALENDAR

TASK	COMPLETION DATE	CONTACT	RESPONSIBILITY
FIXTURE PLAN FROM TSC	6 WEEKS	CARL ADLER caadler@tractorsupply.com	TSC FIXTURE PLANNING
ARCHITECT TO EMAIL FLOOR PLAN BASE SHEET TO SECURITY SYSTEMS CONTRACTOR	AT PLAN APPROVAL	VENDOR #6	ARCHITECT
ARCHITECT TO OBTAIN PROPANE APPROVAL DATE AND STAMP FROM TSC FOR SCHEDULE I INCLUSION	PRIOR TO SCHEDULE I SUBMISSION	CLINT WEAVIL cweavil@tractorsupply.com	ARCHITECT
ARCHITECT TO UPLOAD PLANS TO PLAN EXPRESS	LATEST DOCUMENTS	PLAN EXPRESS - (1.866.404.2614) customerservice@planexpress.net	ARCHITECT
CONTRACTOR - CONTACT SECURITY SYSTEMS CONTRACTOR AND SCHEDULE ALARM INSTALLATION	7 WEEKS	VENDOR #6	CONTRACTOR
SECURITY SYSTEMS CONTRACTOR - HAS TO BEGIN INSTALLATION	3 WEEKS	VENDOR #6	TSC LOSS PREVENTION
CONTRACTOR - CONDUITS FOR IT AND PHONE WITH PULL STRINGS	4 WEEKS	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
QSI / DURA-RAMP OR LOADING DOCK ACCESS, FORKLIFT, PROPANE GAS AND PROPANE DIS. TANK (PROPANE FOR FORKLIFT AND HEAT IF NECESSARY)	4 WEEKS	AMERIGAS- SCOTT PIERCE (317.109.2339) jscott.pierce@amerigas.com, CHRIS SAUER (610.768.7612) christopher.sauer@amerigas.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION &CONTRACTOR
CONTRACTOR - ALL DOORS TO BE INSTALLED WITH LOCKS	3 WEEKS	VENDOR #1, VENDOR #2, VENDOR #3	CONTRACTOR
UNIFIRST - MOPS AND MATS	1 WEEK	UNIFIRST- (888.851.2474 EX 5) BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
TERMINIX - (PEST CONTROL)	1 WEEK	TERMINIX- (866.818.4573), BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
SERVICE DESK, RECEIVING DESK, REGISTER COUNTERS WITH POWER POLES SET IN PLACE	1 WEEK	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
CABELING INSTALLED TO REGISTER COUNTERS, SERVICE DESK AND RECEIVING DESK CONNECT TO PERMANENT POWER	1 WEEK	CHRISTIE DURAND (615.275.6271)	IT
PROPANE PROVIDER TO FILL PROPANE DISTRIBUTION TANK	1 WEEK	AMERIGAS- DEREK STYPOLKOWSKI (610.337.7000 x1123) Derek.Stypolkowski@amerigas.com, SUBURBAN- SCOTT MCLEAN (843.261.4400) smclean@suburbanpropane.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION
EXTERIOR &INTERIOR DRESSING ROOM WALLS PAINTED &DRIED	2 WEEKS BEFORE COMPLETION	SITE SUPERVISOR	CONTRACTOR
LOZIER - FIXTURES - FULL TRUCK	THURSDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
SOS (FULL TRUCK)	FRIDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
LIS - BACKROOM AND SIDELOT FIXTURES (1/2 TRUCK)	DAY 1 OF MERCH EXECUTION	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
DELIVERY OF GARDEN CENTER /FEED CENTER MATERIALS	COORD. w/ T.S.C. PM.	**COORDINATE WITH T.S.C. PM	CONTRACTOR
DRESSING ROOM DOOR	COORD. w/ T.S.C. PM.	VENDOR #2	CONTRACTOR
SIGNAGE	COORD. w/ T.S.C. PM.	MARI MEYER mmeyer@yunker.com	CONTRACTOR
HVAC FOR FEED CENTER	COORD. w/ T.S.C. PM.	VENDOR #5	CONTRACTOR
BOPIS SHED		VENDOR #10	CONTRACTOR
VINYL PLANK FLOORING		VENDOR #11	CONTRACTOR
CARHARTT SHOP (IF APPLICABLE)	4 WEEKS BEFORE FUSION COMPLETION - COORD. w/ T.S.C. PM.	VENDOR #15	CONTRACTOR

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.

EXHIBIT H-1: TRAINING CERTIFICATION

COPY OF THIS EXECUTED DOCUMENT TO BE INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY THE GENERAL CONTRACTOR (FOR RETRO FIT BY TENANT) OR LANDLORD (RETRO FIT BY LL AND GROUND UP PROJECTS) TO TRACTOR SUPPLY COMPANY!

TSC STORE MANAGER	INITIAL GC	
		TRAINING HAS BEEN COMPLETED WITH THE STORE MANAGER BY THE GENERAL CONTRACTOR (GC) ON HOW TO USE, OPERATE AND MAINTAIN:
		THE IRRIGATION SYSTEM, ALSO THE TSC STORE MANAGER HAD BEEN ADVISED THAT THE STORE IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING STATING AT EITHER FIXTURE DATE OR COMPLETION DATE, THE LATTER OF THE TWO DATES.
		THE LIGHT TIMER SYSTEM INCLUDING REVIEW OF THE SCHEDULE
		THE HVAC SYSTEM OPERATION INCLUDING HOW TO ADJUST THE PROGRAMMABLE THERMOSTATS.
		THE AUTOMATIC FRONT DOORS OPERATIONS INCLUDING SENSOR ADJUSTMENTS.
		THE OVERHEAD DOORS OPERATIONS INCLUDING TIMER, TIMER OVERRIDE, AND SAFETY EDGE.
		THE DELAY EGRESS DOOR (THE RESET BUTTON IS IN THE CONTROL BOX AND HAS TO BE RESET ANY TIME POWER IS LOST).

STORE # _____

CITY/STATE _____

STORE MANAGER _____

GENERAL CONTRACTOR _____

CLOSE-OUT BINDER REQUIREMENTS

PM **STORE #** **CITY/STATE:**

X-REQUIRED PROTOTYPE	X-REQUIRED RETROFIT		
			CONTRACTOR SHALL PROVIDE OWNER WITH ONE ELECTRONIC CLOSE-OUT BINDER ON A CD. ALL INFORMATION BELOW MUST BE INCLUDED. THE CLOSE-OUT BINDER SHALL BE SENT ATTN TO THE CONSTRUCTION COORDINATOR AT THE OWNER'S ADDRESS: 5401 VIRGINIA WAY, BRENTWOOD, TN 37027.
X	X	1.	NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTOR AND ALL SUBCONTRACTORS.
X	X	2.	THE FINAL CERTIFICATE OF OCCUPANCY OR THE EQUIVALENT THEREOF DESCRIBED IN ARTICLE 15.5.2(b)
X	X	3.	AN ASSIGNMENT BY THE CONTRACTOR OF ALL GUARANTEES AND WARRANTIES FROM ALL SUBCONTRACTORS, VENDORS, SUPPLIES, AND MANUFACTURERS, TOGETHER WITH ORIGINALS OF ALL SUCH GUARANTEES, WARRANTIES, AND OPERATING MANUALS (E.G. HVAC, ROOF, DOORS, WATER HEATER, ETC. AS APPLICABLE).
X	X	4.	COMPLETE LIST OF EQUIPMENT COMPLETE TEMPLATE.
X	X	5.	CONFIRMATION IN WRITING FROM THE INSTALLER OF THE HVAC SYSTEM OR COMPONENTS THEREOF CONFIRMING THAT THE PROPER START-UP PROCEDURES WERE FOLLOWED.
N/A	X	6.	COMPLETE RETROFIT HVAC BREAKDOWN OF COSTS COMPLETE TEMPLATE.
X	N/A	7.	COMPLETE PROTOTYPE HVAC INFORMATION COMPLETE TEMPLATE.
N/A	X	8.	CERTIFICATE OF SEWER CLEAN-OUT BY THE PERSON WHO PERFORMED THE SAME.
X	X	9.	DISABILITY ACCESSIBILITY INSPECTION REPORTS SENT TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (FOR TEXAS STORES ONLY).
X	X	10.	A COPY OF THE PUNCH LIST ITEMS SIGNED BY THE OWNER (OR STORE MANAGER, IF SO AUTHORIZED BY OWNER) CONFIRMING ALL PUNCH LIST ITEMS ARE COMPLETED.
X	X	11.	(1) PDF CONTAINING WORKING DRAWINGS AND PLANS AND SPECIFICATIONS REFLECTING "AS-BUILT" CONDITIONS WITH A SUMMARY LIST OF CHANGES, INCLUDED IN PDF FORMAT. A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
X	X	12.	A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
N/A	X	13.	A CERTIFICATE EVIDENCING THAT INSURANCE REQUIRED UNDER THE CONTRACT DOCUMENTS SHALL REMAIN IN FORCE AFTER FINAL PAYMENT AND SHALL NOT BE CANCELED, REDUCED OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.
X	X	14.	CERTIFICATION OF WATER WELLS AND/OR SEPTIC SYSTEMS THAT DEMONSTRATE INSPECTION AND ACCEPTANCE BY THE MUNICIPALITY. THIS SHOULD INCLUDE ANY ONGOING TESTING AND/OR INSPECTIONS THAT ARE REQUIRED AS WELL AS THE INTERVAL AT WHICH TESTING AND/OR INSPECTION MUST BE COMPLETED.
N/A	X	15.	DIGITAL PHOTOGRAPHS OF THE "BEFORE" AND "AFTER" OF THE FRONT VIEW OF THE STORE.
X	X	16.	ROOFING INSPECTION REPORT FROM THE ROOFING MANUFACTURER (SHOULD REFLECT ROOF PROPERLY INSTALLED AND AS SUCH WARRANTY 100% IN TACT).
X	N/A	17.	CERTIFICATE FROM THE PROJECT CIVIL ENGINEER THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AND INSTALLE DIN ACCORDANCE WITH THE APPROVED PLANS AND ALL APPLICABLE LAWS (SEE LEASE EXHIBIT)

TSC PM
APPROVAL & DATE

NOTE: GENERAL CONTRACTOR / LANDLORD TO SEE LEASE / CONTRACT FOR SPECIFIC CHECKLIST

Tractor Supply Co./Alarm Integrator - Pre-Installation Checklist

The information for this form must be obtained by the alarm company's representative from GC Site Super. Upon completion, FAX or e-mail the completed form to your Project Manager/Coordinator and to Rich Wood(Tractor Supply Company Loss Prevention) at 615-484-4721/ rwood@tractorsupply.com.

Store #/City: _____ Integrator: _____ _____

Fixture Date: _____ Soft Open Date: _____ Retro Fit or Prototype

Key Contacts

GC Site Super _____ Phone/E-mail _____

Alarm Site Rep: _____ Phone/E-mail _____

Alarm Proj Mgr: _____ Phone/E-mail _____

TSC LP Rep: Rich Wood, office 615-440-4721, cell 330-554-4757, rwood@tractorsupply.com

Pre-Construction Review

Low Voltage Wiring Contractor? _____ Date Low Voltage Wiring to be complete? _____

Who is responsible for turning in the fire submittals? _____

Is the Riser located in the Tractor Supply space? YES NO

Can alarms connect to it? YES NO

What date will Riser points will be ready for connection? _____

Any unusual HVAC issues with the building or from the landlord? YES NO

Is Global Shutdown required at this site? YES NO

> Who is responsible for the Global Shutdown GC or Mechanical? _____

> Company Name _____

> What date will Duct Detectors be ready for connection? _____

> Does alarm vendor have any additional responsibilities with HVAC units? _____

What date will the Final Inspection will be called for by GC? (By Thursday before Fixture) _____

What date will the Final FA inspection will be completed? (By Thursday before Fixture) _____

If there is any change or delay to the Inspection date by the GC or Alarm Vendor please notify TSC Project Manager and Rich Wood immediatley via email and phone.

Other Key Dates

What date will Interior Painting will be completed? _____

What date is Site Floor Preparation scheduled? _____

What date will the Front Doors will be installed by? _____

What date will the Delayed Egress Door be fully powered and be ready for alarm connections? _____

PE Beam Details

Will 3 PE Beams cover all sides of the outdoor lot fenceline? YES NO

> If not, how many additional beams will be needed? _____

> What is the surface type of the fenced area? Concrete Asphalt

> Is the fence attached to the store? _____

*****PLEASE INCLUDE A DRAWING OF THE PROPOSED FENCED AREA WITH THIS CHECKLIST*****

PE Beams are not authorized for detached lots without TSC SSC LP Approval.

Was this Pre-Install Checklist completed by phone or by site visit? _____

_____ _____

Alarm Vendor Rep (Signature) *Site Superintendent (Signature)*

LVW RESPONSIBILITY AND TIMING PLAN

REMODELS & RETROFITS

ACTION	BY WHO	WHEN	SPECIAL NOTES
STORE ADDED TO SOS	TSC REAL ESTATE	IST MONDAY OF EACH MONTH	
TSC ARCHITECT TO SEND BASE PLAN TO SECURITY SYSTEMS CONTRACTOR	TSC PM	10-20 DAYS AFTER ADDED TO SOS	
CODES RESEARCHED, BA AND FA PLANS	JCI / ADT	UPON RECEIPT OF BASE PLAN	
TSC ARCHITECT TO NOTIFY SECURITY SYSTEMS CONTRACTOR VIA EMAIL THAT FULL SET OF PLANS IS AVAILABLE AT PLAN EXPRESS	TSC PM	20-30 DAYS AFTER REC APPROVAL	SECURITY SYSTEMS CONTRACTOR TO IDENTIFY EXIST. HVAC UNITS BY THE LL PER THE CHECKLIST
SECURITY SYSTEM COMPLETED PLANS SENT TO RICH WOOD AND TSC PM	JCI / ADT	WIN 3 DAYS OF RECEIPT OF FULL SET OF PLANS	
TSC ARCHITECT TO INSERT SECURITY SYSTEM PLANS INTO SET FOR PERMIT	TSC PM	UPON RECEIPT OF SECURITY SYSTEMS PLAN	
GC TO CONTACT ASSIGNED LVW VENDORS FOR PRICING	TSC PM	VERIFIED AT BID EVALUATION	
GC / LVW VENDOR FINISHED ALL LVW SOW PER PLANS	VENDOR #9	NO LESS THAN 2 WEEKS PRIOR TO FD	PLEASE BE SURE TO VIF HVAC SYSTEMS (GROUND MOUNT VS. ROOF MOUNT, ETC.)
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TERMINATIONS	JCI / ADT	STARTING APPROXIMATELY 3 WEEKS FROM FD TO WEDNESDAY PRIOR TO FD. TERMINATION TO BE DONE LAST AS LVW VENDOR COMPLETES NO LATER THAN 2 WEEKS PRIOR TO FD.	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, AP'S W/ ANTENNAS	STAN KOLIC / VENDOR #9	MONDAY AND TUESDAY BEFORE FD	
INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS AND TESTING OF AP SYSTEM	STAN KOLIC / AGYLISIS	THURSDAY BEFORE FD	

NOTE:
ALL OTHER ACTIONS AND TIME FRAMES TO BE PER THE EXISTING TIMING AND ACTION CALENDAR.
COORDINATE THE ABOVE RESPONSIBILITY AND TIMING WITH T.S.C. PM & CONSTRUCTION MANAGER.

GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES AS OF THE DATE OF THE DRAWINGS. ANY DEVIATIONS FROM BUILDING CODES REQUIRES NOTIFICATION AND APPROVAL FROM TSC PROJECT MANAGER.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT & OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
   2.1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK AFTER SO LOCATED.
3. REMOVE ALL CONSTRUCTION AND DEMOLITION DEBRIS FROM JOB SITE DAILY. MAKE JOB PREMISES CLEAN AT COMPLETION OF PROJECT.
4. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT PRIOR TO COMPLETION OF CONSTRUCTION.
5. ALL DIMENSIONS ARE FACE OF DRYWALL AT NEW WALLS AND TO FINISHED FACE AT MASONRY WALLS UNLESS NOTED OTHERWISE.
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.
9. DRYWALL TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR.
10. ALL CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE WITH ASTM E84.
11. DOORS INDICATED ON THE PLAN SHALL BE LOCATED A MINIMUM OF 4" FROM ADJACENT WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE, OR AS REQUIRED FOR HARDWARE INSTALLATION.
12. EXIT HARDWARE SHALL ALLOW FOR EGRESS AT ALL TIMES WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EFFORT.
13. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE.
14. THE FOLLOWING ITEMS ARE FURNISHED BY T.S.C. AND INSTALLED BY THE CONTRACTOR.

QUANTITY	ITEM
1 SET	RESTROOM ACCESSORIES (NOT INCLUDING MIRRORS)
	FIRE EXTINGUISHERS
	BRAILLE SIGNAGE

15. THE FOLLOWING ITEMS ARE FURNISHED AND INSTALLED BY T.S.C.

QUANTITY	ITEM
1	"OPEN" SIGN
1	"CUB CADET" SIGN
1	T.S.C. ROAD SIGN, GENERAL CONTRACTOR TO PROVIDE POWER TO SIGN BASE. COORDINATE WITH SIGN COMPANY ASSIGNED TO THIS LOCATION
1	SECURITY VENDOR WORK (NOT INCLUDING LVW) PAID BY TSC

16. SPECIFIC MANUFACTURERS AND PRODUCTS ARE NAMED ON THE DRAWINGS TO INDICATE THE MINIMUM ACCEPTABLE LEVEL OF QUALITY. EQUAL OR BETTER PRODUCTS WILL BE CONSIDERED. SUBSTITUTES MUST BE APPROVED BY TSC PM.
17. ALL OFFICE WALLS TO BE INSULATED.
18. CONCEAL ALL PIPING IN WALLS. WHERE PIPING IS TOO LARGE WALLS ARE TO BE FURRED OUT A MINIMUM TO CONCEAL PIPING.
19. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES.
20. ALL COUNTERTOPS TO BE 2'-0" IN DEPTH UNLESS OTHERWISE NOTED.
21. PROVIDE SOLID BLOCKING FOR WALL HUNG CABINETS, PLUMBING FIXTURES, ACCESSORIES AND MILLWORK.
22. ALL MATERIALS USED BY ALL TRADES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER THE MANUFACTURES INSTRUCTIONS.
23. TSC RESERVES THE RIGHT TO REVIEW THE BUILDING ON OR BEFORE THE EXPIRATION OF THE LL'S ONE YEAR WARRANTY. IF ANY WARRANTY OR PUNCH LIST ITEMS ARE FOUND THE LL SHALL IMMEDIATELY CORRECT THE CONDITION AT ITS' EXPENSE.
24. WHEN SOS TRUCK COMES AS SCHEDULED, GENERAL CONTRACTOR TO ASSIST TSC STORE MANAGER WITH THE UNLOADING AND STORAGE OF ALL SOS TRUCK CONTENTS. IF GENERAL CONTRACTOR REQUESTS SOS TRUCK EARLY, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND EQUIPMENT REQUIRED TO UNLOAD AND PROPER PLACEMENT AND STORAGE OF CONTENTS ONCE OFF SOS TRUCK.
25. GENERAL CONTRACTOR TO PROVIDE 2 COPIES OF SITE PLAN AND ELEVATIONS TO SIGN COMPANY ASSIGNED TO THIS PROJECT. VERIFY SIGN COMPANY W/ TSC. 1 COPY OF ELEVATIONS TO POP SOLUTIONS, RICK TOWNE (901.795.5936) – ARCHITECT TO E-MAIL CAD BASE OF FLOOR PLAN TO CARL ADLER, CAADLER@TRACTOR SUPPLY.COM), NO LATER THAN TWO WEEKS OF STARTING CONSTRUCTION.
26. GENERAL CONTRACTOR SHALL COORDINATE ENTIRE PROJECT AND SCHEDULE THE ALARM COMPANY FOR ALL ROUGH-IN AND FINAL CONNECTIONS AND INSPECTIONS. CONTACT TSC, RICH WOOD 615.440.4721 FOR THE ALARM COMPANY ASSIGNED TO THIS LOCATION NO LATER THAN TWO WEEKS AFTER CONSTRUCTION START. REFER TO THE SECURITY VENDOR PRE-CONSTRUCTION AND PRE-INSTALLATION CHECKLIST.
27. CLOSE-OUT REQUIREMENTS, REFER TO LEASE / CONTRACT. FOR QUESTIONS, CONTACT JULIE BANE 615.440.47895.
28. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ANY DUCT SMOKE DETECTOR FOR NEW WORK ONLY. COORDINATE WITH THE ASSIGNED ALARM COMPANY.
29. THE GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITY COST DURING CONSTRUCTION AND CONTACT DEEANA GHOLSON AT ECOVA, INC. #509.329.7516 TWO WEEKS PRIOR TO FIXTURE DATE FOR TRANSFER TO TSC.
30. DOCK ACCESS FROM ROAD MUST BE ACHIEVED 3 WEEKS PRIOR TO FIXTURE DATE.
31. THE GENERAL CONTRACTOR OR LANDLORD SHALL SUBMIT A REPORT, ON A WEEKLY BASIS INDICATING THE PERCENT COMPLETE FOR EACH LINE ITEM ON THE SCHEDULE USING THE TSC WEEKLY PROGRESS REPORT ALONG WITH PHOTOS PER PHOTO LOG ON THE BLANK REPORTS PROVIDED BY TSC.
32. T.S.C. WILL EMPLOY AN INDEPENDENT INSPECTION COMPANY FOR CONCRETE QUALITY & STRENGTH AND STRUCTURAL STEEL AS INDICATED WITHIN STRUCTURAL & GREENHOUSE DOCUMENTS. THE RESULTS ARE TO BE SUBMITTED TO THE OWNER AND THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE UPDATES TO T.S.C. RELATED TO SCHEDULE AND PROVIDE ACCESS FOR THE INDEPENDENT INSPECTIONS.
33. FOR RED STRIPING, CONTACT POP SOLUTIONS AT 901-795-5936, ACCOUNT REP.: RICK TOWNE.
34. LANDLORD/LANDLORD GENERAL CONTRACTOR TO VERIFY WITH LOCAL POSTMASTER IF A MAILBOX IS REQUIRED. IF SO, GENERAL CONTRACTOR TO INSTALL MAILBOX TYPE AND LOCATION PER THE POSTMASTER RECOMMENDATION AND PER USPS STANDARDS.
35. 'J' MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON-GYPSUM MATERIAL.
36. CORNER GUARDS TO BE USED AT ALL INTERIOR 'OUTSIDE' CORNER CONDITIONS.
37. DURING CONSTRUCTION, ANY PARTIALLY COMPLETED MASONRY WALLS (CMU, BRICK, ETC.) SHALL BE COVERED WITH STRONG WEATHER RESISTIVE MATERIAL DURING ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS AND ESPECIALLY AT THE END OF EACH WORK DAY. THE COVER SHALL BE DRAPED OVER THE WALL AND EXTEND A MINIMUM OF (2) TWO FEET DOWN FROM BOTH SIDES AND SECURELY HELD IN PLACE.
38. FOR SOS TRUCK DELIVERIES ON RELO STORES, COORDINATE WITH TSC STORE SERVICES SPECIALIST CAROLINE RICE CRICE@TRACTORSUPPLY.COM FOR RENTAL TOW-MOTOR DROP. RENTAL TOW-MOTOR SHOULD ARRIVE NO LATER THAN THE WEDNESDAY PRIOR TO FIXTURE DATE. THE RENTAL TOW-MOTOR WILL BE PICKED-UP THE MONDAY FOLLOWING THE STORE'S SOFT OPENING DATE.
39. FINISHED SPACE SHALL BE PROVIDED IN A MANNER THAT PREVENTS RODENT INTRUSION. SEAL PENETRATIONS THROUGH EXTERIOR WALL SURFACES WITH AN AEROSOL, MOISTURE-CURING POLYURETHANE FOAM SIMILAR TO "PUR BLACK" BY TODOL PRODUCTS, INC. (508.651.3818) OR APPROVED EQUAL.
40. CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA. GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT.
41. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.
42. GENERAL CONTRACTOR TO HAVE A LOCAL CONTACT WITHIN 2-HOURS FOR ALL (NON)WARRANTY ELECTRICAL AND/OR PLUMBING CALL BACK REPAIRS.
43. ADD STEEL WOOL AT ALL CONDUIT/PIPE PENETRATIONS AT EXTERIOR WALLS AND ADD ESCUTCHEON PLATE AND PROVIDE SEALANT AT ALL ESCUTCHEON EDGES TO PREVENT RODENT INTRUSION.
44. AT EXISTING HVAC CURBS, CONTRACTOR TO INSTALL STEEL WOOL AND CLOSED-CELL SPRAY FOAM AT ALL CURB PENETRATIONS TO PREVENT RODENT INTRUSION. CONTRACTOR TO VERIFY ALL WARRANTIES REMAIN INTACT AND APPROVED BY LANDLORD.
45. USE OF CLEAR SEALANTS IS PROHIBITED.
46. POWER POLES FOR ALL CHECKOUT DROPS ARE TO BE BLACK; NO SUBSTITUTIONS.

FINAL FIXTURE PLAN TO BE RECEIVED BY CONTRACTOR AND/OR LL APPROXIMATELY 8 WEEKS PRIOR TO FIXTURE DATE TO ESTABLISH PROPER PLACEMENT OF ALL COUNTERS, POWER POLES, AND WOOD GRAIN FLOORING.

ON TSC OWNED PROJECTS ONLY. AN EXTREME WEATHER EVENT AND/ OR WEATHER RELATED CONDITIONS TO BE CONSIDERED FOR A CHANGE ORDER TO THE BASE CONTRACT MUST BE SUBSTANTIATED AS AN EVENT EXCEEDING THE PRIOR 3 YEAR AVERAGE OF SUCH AN EVENT VIA ACCUWEATHER.COM FOR THE SPECIFIC LOCATION AND SCHEDULE OF THIS PROJECT. PROPOSED CHANGE ORDERS OR CHARGES FOR WEATHER RELATED ISSUES MUST EXCEED THAT 3 YEAR AVERAGE IN ORDER TO BE CONSIDERED.

DUSHAN BOUCHEK | ARCHITECT
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DUSHAN BOUCHEK — STATE OF OHIO — No. 9398 — REGISTERED ARCHITECT

12/12/23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.: 20450
Drawn By: CRK

Date	Issue
10-28-22	PERMIT
12-6-23	3 REVISION 3

3 T1.2
NEW SHEET.
GENERAL NOTES

GENERAL NOTES:

PARKING REQUIREMENTS:

A. EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.
B. WHEN RESEALING AND/OR RE-STRIPING: BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SIZE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.
C. STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE STRIPE, DIRECTIONAL ARROWS AND LETTERING ARE SOLID; COLOR AS REQUIRED PER NOTES ON THIS SHEET.

LANDSCAPE AREAS AND IRRIGATION:

A. LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. NEW LANDSCAPING IS NOT INTENDED THROUGHOUT
B. IF ALREADY INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.
C. IF LANDSCAPE IS TO BE ADDED / MODIFIED DESIGN WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.

GRADING AND DRAINAGE:

A. EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED. EXISTING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.
B. IF NEW PAVEMENT OR SIDEWALKS ARE TO BE CONSTRUCTED, AS IDENTIFIED WITHIN, DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)
C. PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.

SITE LIGHTING:

A. EXISTING SITE LIGHTING TO REMAIN; NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
B. MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE:
REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
C. IF NOTED ON THE S.O.W. ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES:

A. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
B. DRILL HOLES FOR ANCHOR. (NOTE: HOLE IN BASE PLATE OF THE RACK MAY VARY. COORDINATE HOLE DIAMETER WITH MANUFACTURE.)
C. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURER'S SPECIFICATIONS.
D. SWEEP UP DRILLINGS AND ANY OTHER DEBRIS.

EXTERIOR PENETRATIONS:

FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES , OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETERIOUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. USE APPROPRIATE INFILL MATERIAL(S) COMPATIBLE WITH ADJACENT MATERIALS. DO NOT EXCEED MANUFACTURERS PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS. **NO CLEAR SEALANTS.**

CHAIN LINK FENCE SPECIFICATIONS: *REMODELS ONLY*

A. FABRIC: 96" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
B. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
C. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
D. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
E. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
F. GATES: (5-6): (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S), WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
G. 6A. SWING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED SWINGING. MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".
H. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
I. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
J. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
K. POST FOOTING: TRUCK POURED CONCRETE.
L. SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

A. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
B. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
C. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITH THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
D. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
E. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

STRIPING NOTE:

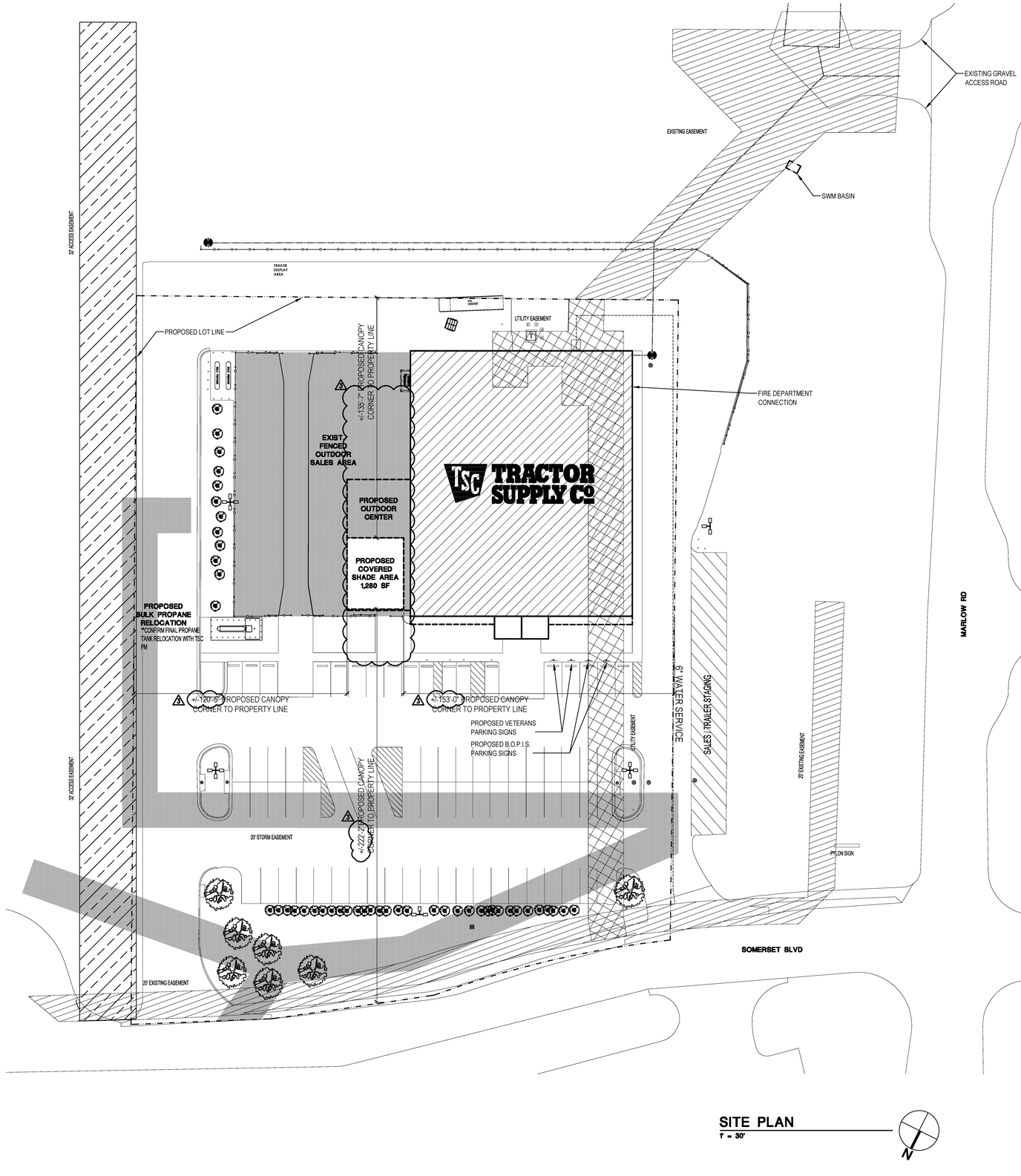
STRIPING ON CONCRETE SHOULD ALWAYS BE YELLOW AND WHITE ON ASPHALT.

EASEMENT LEGEND

SYMBOL	DESCRIPTION
	STORM EASEMENT
	UTILITY EASEMENT
	ACCESS EASEMENT
	EXISTING EASEMENT

UTILITY LEGEND

SYMBOL	DESCRIPTION
– – – – – – –	6" WATER LINE
— — — — — —	8" SANITARY SEWER LINE



SITE PLAN
1" = 30'

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TSC TRACTOR SUPPLY Co.

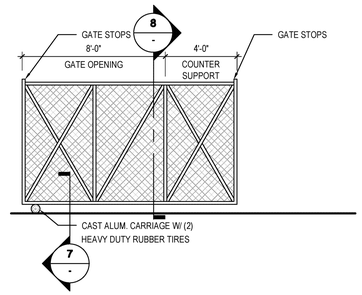
FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM

Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
11-7-23	2 REVISION 2
12-6-23	3 REVISION 3

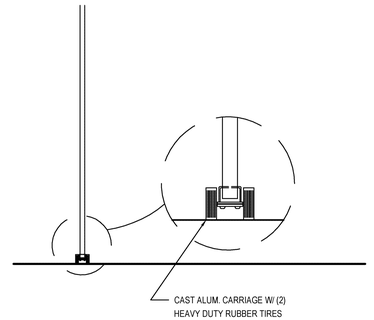
AS1.0

SITE PLAN



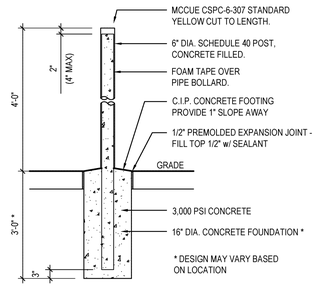
10 | 8'-0" ROLLING GATE

1/4"=1'-0"



7 | GATE WHEELS

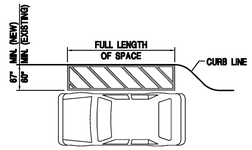
1/2"=1'-0"



NOTE:
PATCH EXISTING SURROUNDING PAVEMENT DISTURBED BY BOLLARD INSTALLATION TO MATCH EXISTING PAVEMENT (WHERE APPLICABLE)

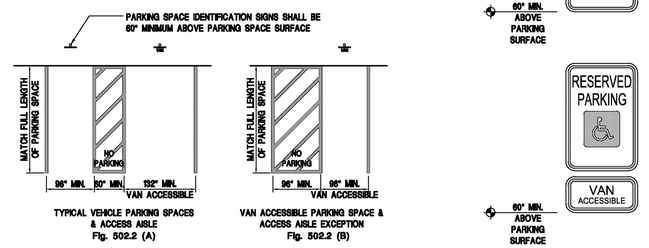
9 | BOLLARD DETAIL

1/2"=1'-0"



PASSENGER LOADING ZONE ACCESS AISLE
Fig. 503.3

GENERAL SITE NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE LEVEL, MAXIMUM PERMITTED SLOPE IS 1:48 (502.5)
2. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED WITH A SIGN. SIGNS IDENTIFYING VAN ACCESSIBLE SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE". SIGNS SHALL BE MINIMUM 60" FROM THE PARKING SURFACE TO THE BOTTOM OF THE SIGN. (502.2.2 &502.2.3)



TYPICAL VEHICLE PARKING SPACES & ACCESS AISLE
Fig. 502.2 (A)

VAN ACCESSIBLE PARKING SPACE & ACCESS AISLE EXCEPTION
Fig. 502.2 (B)

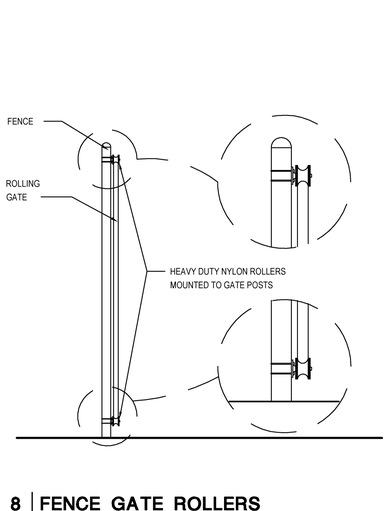
VEHICAL PARKING SPACES & ACCESS AISLE
Ref. Section 502

IDENTIFICATION
Ref. Section 502.7

ACCESSIBLE
4 | PARKING & PASSENGER LOADING

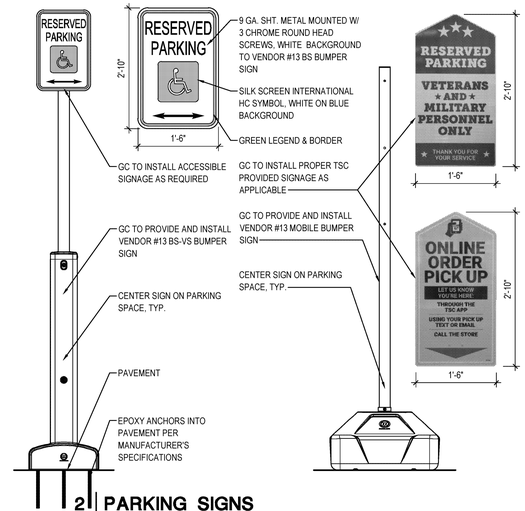
1/4" = 1'-0"

PARKING & PASSENGER LOADING ZONES
Ref. Sections 502 & 503



8 | FENCE GATE ROLLERS

1/2"=1'-0"



2 | PARKING SIGNS

3/4"=1'-0"

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10-28-22	PERMIT
12-6-23	3 REVISION 3

AS1.1

SITE DETAILS

CODE SUMMARY

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL FIRE CODE

NUMBER OF STORIES:
1 - EXISTING
OCCUPANCY CLASSIFICATION:
MERCANTILE
CONSTRUCTION TYPE:
II-B
FIRE PROTECTION:
SPRINKLERED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
~~PROPOSED GREENHOUSE: NEW WET PIPE SPRINKLER, REFER TO SHEET FP1.0 FOR REFERENCE (TO BE SUBMITTED BY OTHERS)~~ 3

ALARM SYSTEM:
ALARMED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
~~PROPOSED GREENHOUSE: ADDED TO EXISTING SYSTEM (TO BE SUBMITTED BY OTHERS)~~ 3

AREA AND OCCUPANT LOAD CALCULATIONS:
MAIN BUILDING (EXISTING TO REMAIN):
MERCANTILE: 15,809 SF / 60 = 263 OCCUPANTS
BUSINESS: 340 SF / 100 = 3 OCCUPANTS
STORAGE: 2,512 SF / 300 = 8 OCCUPANTS
MAIN BUILDING TOTAL: 18,660 SF AND 274 OCCUPANTS (EXISTING TO REMAIN)
EXISTING EGRESS:
M : 263 x 0.2 = 52.6" REQ'D x 50% = 26.3"; 84" + 32" = 116" PROVIDED
B : 3x 0.2 = 0.6" REQ'D; 32" PROVIDED.
S : 8 x 0.2 = 1.6" REQ'D; 32" PROVIDED.

3 ~~"EGRESS HAS BEEN CALCULATED INDEPENDENTLY TO SHOW COMPLIANCE. IT IS NOT THE INTENT FOR THE GREENHOUSE TO EGRESS INTO THE EXISTING MAIN BUILDING, OR FOR THE MAIN BUILDING TO EGRESS INTO AND THROUGH THE PROPOSED GREENHOUSE."~~

~~PROPOSED GREENHOUSE AREA (NEW):~~
~~CARGO CENTER (MERCANTILE): 1,800 SF / 60 = 30 OCCUPANTS~~
~~30 x 0.2 = 6.0" EGRESS REQUIRED (32" MIN.) 2 EXITS MIN.~~
~~32" + 32" EXITS PROVIDED (TOTAL = 150")~~
~~FEED STORAGE (STORAGE S-2): 1,800 SF / 300 = 6 OCCUPANTS~~
~~6 x 0.2 = 1.2" EGRESS REQUIRED (32" MIN.) AND 1 EXIT 32" EXITS PROVIDED~~

~~GREENHOUSE AREA TOTAL: 3,600 SF AND 36 OCCUPANTS~~

~~TOTAL OCCUPANT LOAD: 22,260 SF AND 310 OCCUPANTS~~

GENERAL BUILDING NOTES:

1. PROVIDE TACTILE SIGNAGE AT ALL EXTERIOR DOORS.
2. PROTRUDING OBJECTS IN THE EGRESS PATH, MUST COMPLY WITH THE CODE AND ACCESSIBILITY REQUIREMENTS.

FIRE EXTINGUISHERS

FIRE EXTINGUISHER SIZE AND PLACEMENT FOR CLASS A HAZARDS.

- 11,250 S.F. MAX. FLOOR AREA FOR EACH FIRE EXTINGUISHER.
- 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER
- 1,500 SQ. FT. PER UNIT OF A
- MINIMUM RATED EXTINGUISHER - 2A-10B:C

FIRE EXTINGUISHER SIZE AND PLACEMENT FOR CLASS B HAZARDS.

- ORDINARY (MODERATE) HAZARD - Size 10B EXTINGUISHER RATING REQUIRES 30'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER.

  Size 20B EXTINGUISHER RATING REQUIRES 50'-0" MAX. TRAVEL DISTANCE TO EXTINGUISHER.

FIRE EXTINGUISHER SIZE AND PLACEMENT FOR CLASS C HAZARDS.

- REQUIRED WHERE ENERGIZED ELECTRICAL EQUIPMENT CAN BE ENCOUNTERED THAT WOULD REQUIRE A NONCONDUCTING EXTINGUISHING MEDIUM.

FIRE EXTINGUISHER NOTES

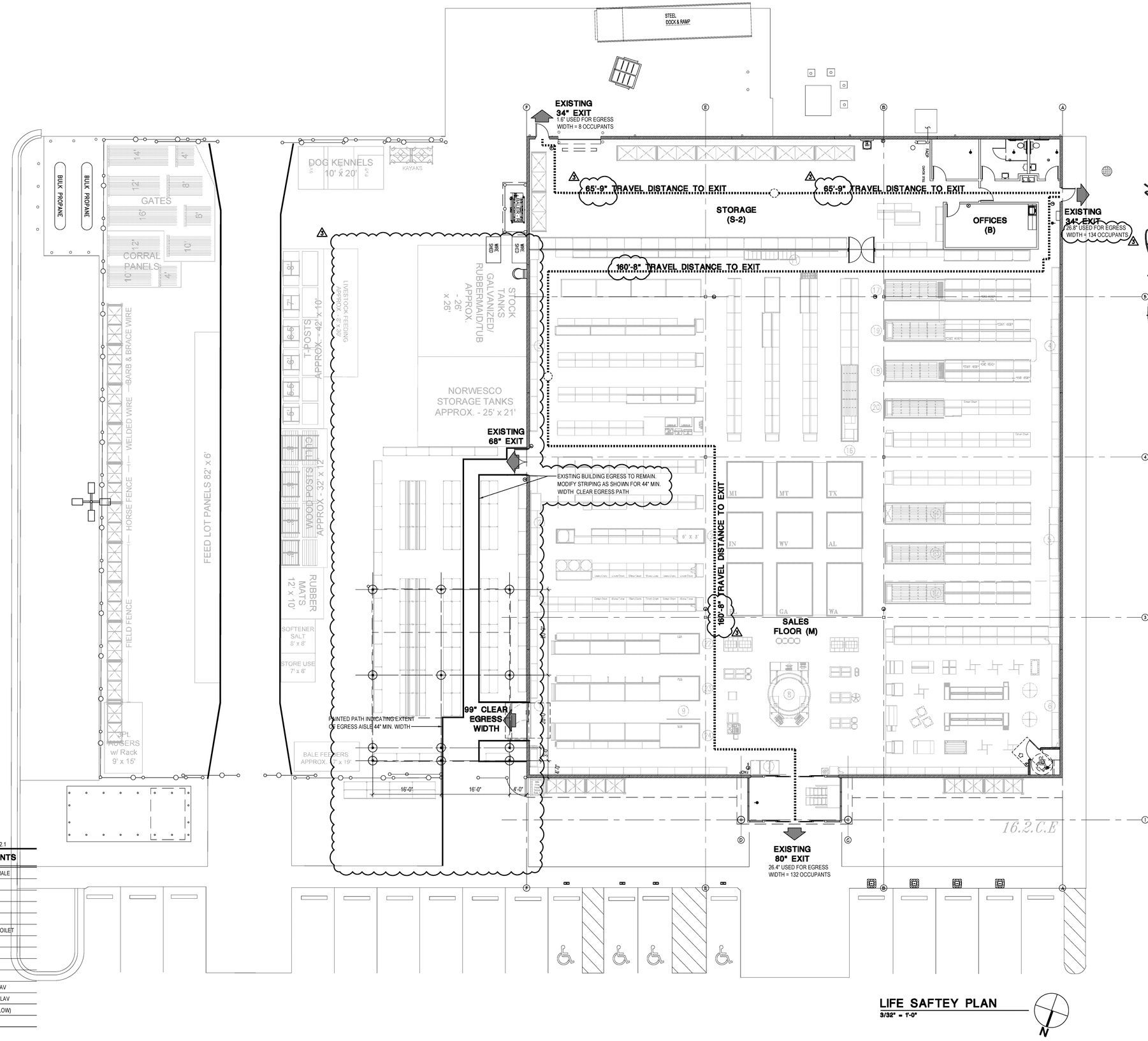
INFORMATION BASED ON INTERNATIONAL FIRE CODE REQUIREMENTS AND NFPA 10 FOR AN ORDINARY (MODERATE HAZARD) OCCUPANCY

1. LOCATIONS AND QUANTITIES AS PROPOSED ARE BASED ON NFPA 10. VERIFY & COORDINATE FINAL QUANTITIES, LOCATIONS, AND INSTALLATION WITH LOCAL JURISDICTION.
2. TOTAL FIRE EXTINGUISHERS = AS REQUIRED BY LOCAL AHJ.
   ALL FIRE EXTINGUISHERS SHALL HAVE A GROSS WEIGHT NOT TO EXCEED 40 lbs AND ARE TO BE MOUNTED ON MOUNTING BRACKETS SO THAT THE BOTTOM OF UNIT IS 27" A.F.F. OR LOWER FOR CANE DETECTION. COORDINATE EXACT HEIGHT WITH LOCAL FIRE DEPARTMENT.

PLUMBING CALCULATIONS

IBC TABLE 2902.1

CRITERIA		REQUIREMENTS	
MALE	FEMALE	MALE	FEMALE
TOILETS BY USE TYPE	TOILETS BY USE TYPE		
M: (132 OCC. @ 1/500)=0.26	M: (132 OCC. @ 1/500)=0.26		
B: (2 OCC. @ 1/25)=0.08	B: (2 OCC. @ 1/25)=0.08		
S: (4 OCC. @ 1/100)=0.04	S: (4 OCC. @ 1/100)=0.04		
TOTAL TOILETS= 0.38	TOTAL TOILETS= 0.38	1 TOILET	1 TOILET
LAVATORIES BY USE TYPE	LAVATORIES BY USE TYPE		
M: (132 OCC. @ 1/750)=0.18	M: (132 OCC. @ 1/750)=0.18		
B: (2 OCC. @ 1/40)=0.05	B: (2 OCC. @ 1/40)=0.05		
S: (4 OCC. @ 1/100)=0.04	S: (4 OCC. @ 1/100)=0.04		
TOTAL LAVS= 0.27	TOTAL LAVS= 0.27	1 LAV	1 LAV
ACTUAL FIXTURES PROVIDED		2 TOILETS / 1 URNIAL / 2 LAV	
DRINKING FOUNTAINS REQUIRED = 1 PER 1000 OCCUPANTS		2 PROVIDED (1 HIGH / 1 LOW)	
SERVICE SINK REQUIRED = 1		1 PROVIDED	



LIFE SAFTEY PLAN

3/32" = 1'-0"

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12-6-23	3 REVISION 3

LS1.0

LIFE SAFETY PLAN

CODED NOTES

1. NOT USED.
2. SAW-CUT & REMOVE EXIST PAVING AS REQUIRED FOR NEW FOOTINGS; COORDINATE WITH VENDOR DOCUMENTS FOR ADDITIONAL INFORMATION AND COLUMN PLACEMENT.
3. SAW-CUT & REMOVE PORTION OF EXISTING EXTERIOR WALL TO CREATE NEW OPENING FOR DOOR WHERE INDICATED. REFER TO SHEET A1.0 & S1.0 FOR ADDITIONAL INFORMATION. COORDINATE SIZE OF OPENING WITH DOOR MANUFACTURER. PRIOR TO CUTTING DOORWAY, COMPARE THE INTERIOR FINISH FLOOR ELEVATION & EXTERIOR GRADE ELEVATION. IF SLOPED CONCRETE OR A RAMP IS REQUIRED, CONTACT TSC PM & COORDINATE EXTENT OF WORK.
4. ***DO NOT DISCONNECT OR REMOVE PROPANE TANK PRIOR TO FINAL RELOCATION DESTINATION IS COMPLETE & INSPECTED TO MINIMIZE PROPANE USE SHUTDOWN*** REMOVE EXIST PROPANE TANK & BOLLARDS. RELOCATE TANK AND EQUIPMENT WHERE INDICATED. REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION. COORDINATE WITH TSC PM. PATCH PAVEMENT AS NECESSARY TO MATCH ADJACENT SURFACES.
5. NOT USED.
6. NOT USED.
7. REMOVE EXIST FENCE WHERE INDICATED. PREPARE AREA TO RECEIVE NEW WORK.
8. NOT USED.
9. NOT USED.
10. REMOVE PAINTED GROUND MARKINGS ON PAVEMENT, INCLUDING STRIPING & CLEARANCE CROSS-HATCHING.
11. REMOVE EXIST SHELTER AND ALL ASSOCIATED COMPONENTS. PATCH PAVEMENT AS NECESSARY TO MATCH ADJACENT SURFACES.
12. NOT USED.
13. REMOVE EXIST DOOR; PREP OPENING FOR NEW WORK.
14. REMOVE EXIST LVT FLOORING THAT EXTENDS BEYOND THE NEW DEPARTMENT LAYOUT. REMOVE ALL GLUE / MASTIC. PREP FLOOR FOR NEW WORK. COORDINATE WITH TSC FIXTURE LAYOUT.
15. NOT USED.
16. NOT USED.
17. REMOVE EXIST DRESSING ROOM.
18. CONFIRM WITH TSC PM IF OVERHEAD DOOR IS TO BE REMOVED; PREP OPENING FOR NEW WORK.
19. NOT USED.
20. NOT USED.
21. REMOVE ALL CEILING TILES & LIGHT COVERS.
22. REMOVE EXIST COUNTER & SINK UNIT IN BREAKROOM.
23. NOT USED.
24. REMOVE EXIST PAPER TOWEL DISPENSER(S) IN RESTROOMS.
25. REMOVE EXIST MIRROR(S) IN RESTROOMS.
26. REMOVE EXIST TOILET(S) IN RESTROOMS.
27. NOT USED.
28. REMOVE EXIST DRINKING FOUNTAIN & PORTION(S) OF EXISTING INTERIOR WALL(S) WHERE INDICATED. REFER TO SHEET A1.1 FOR NEW LAYOUT.
29. NOT USED.

GENERAL NOTES

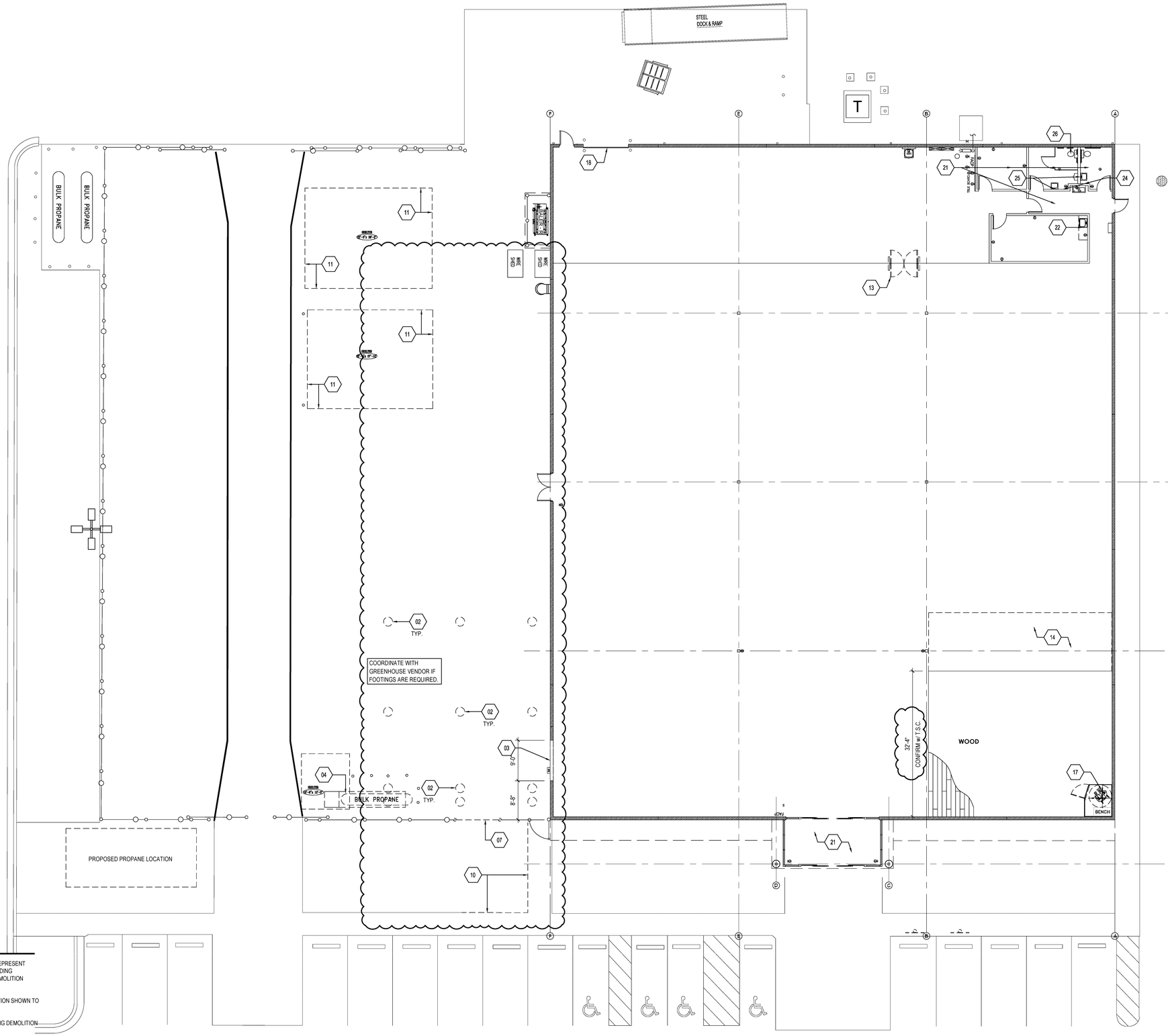
A. DEMOLITION PLAN SHOWS THE APPROXIMATE LAYOUT OF EXISTING BUILDING SPACE AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR MUST FIELD VERIFY EXISTING BUILDING CONDITIONS AS WELL AS VERIFY EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL WORK LOCATED IN THE DEMOLITION SPACE. NOTIFY ARCHITECT, T.S.C. PM AND CONSTRUCTION MANAGER IF THERE ANY DISCREPANCIES.

B. PROTECT EXISTING CONSTRUCTION SHOWN TO REMAIN DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

C. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

D. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.

E. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.



DEMOLITION PLAN
3/32" = 1'-0"

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D1.0

DEMOLITION PLAN

WALL COVERING INSTALLATION

ADHESIVE BACKED VINYL

1. NEW DRYWALL: MAKE SURE THE DRYWALL IS FREE OF CONTAMINANTS SUCH AS DUST, DIRT AND MILDEW. JOINTS AND SPACKLED AREAS SHOULD BE THOROUGHLY CURED AND SANDED SMOOTH. BEST RESULTS ARE OBTAINED WHEN THE MOISTURE CONTENT OF THE DRYWALL IS AT OR LESS THAN 5 PERCENT. APPLY A GOOD QUALITY OPAQUE/WHITE PRIMER PRIOR TO PAINTING.
2. MOISTURE BEHIND DRYWALL CAN CAUSE THE DRYWALL PAPER TO RELEASE. WATCH FOR WALLS THAT BACK UP TO COOLING SYSTEMS, WATER PIPES, OVERHEAD WINDOWS OR WINDOWS THAT HAVE BEEN BOARDED UP. THESE AREAS ARE PRONE TO CONDENSATION THAT MAY NOT BE OBVIOUS AT THE TIME OF INSTALLATION (PLEASE TRY AND POINT THESE OUT TO YOUR INSTALLER).
3. REPAIR ANY DAMAGE. WALL GRAPHICS WILL NOT ADHERE TO PEELING OR CHIPPED PAINT, DENTED WALL SURFACES, OR HOLES IN THE WALL. PLEASE BE SURE THAT ALL ITEMS THAT HAVE BEEN REPAIRED, ARE SANDED AND CLEANED SO THAT THERE IS A SMOOTH CLEAN SURFACE TO PAINT ON.
4. WE RECOMMEND THAT A GLOSS OR SEMI-GLOSS PAINT IS USED BECAUSE IT PROVIDES A SMOOTH, NON-POROUS SURFACE. FLAT OR SATIN FINISH PAINTS ARE NOT RECOMMENDED. PLEASE ADVISE IF CONSIDERING USING A FLAT OR SATIN FINISH PAINT. ALSO, PLEASE INFORM YUNKER IF YOU ARE USING A LOW TO 0 VOC PAINT SO THE APPROPRIATE VINYL CAN BE USED. CONTACT JULIE VENDEIRO: jvendeiro@yunker.com; 940.367.6680.
5. USE A DAMP CLOTH TO REMOVE ANY DUST OR DEBRIS FROM THE WALL.
6. FOR ALL NEW CONSTRUCTION ALL WALLS MUST BE PRIMED BEFORE PAINTING. PLEASE NOTE: VINYL WILL NOT ADHERE TO A WALL THAT HAS ONLY BEEN PAINTED AND NOT PRIMED.
7. ALLOW NO LESS THAN 7 DAYS FOR THE PAINT TO CURE BEFORE APPLYING VINYL.

△3

GENERAL REQUIREMENTS

1. PAINT YELLOW STRIPE DOWN THE CENTER OF THE INSIDE OF THE ROLLING STEEL ROLLUP DOOR THAT RECEIVES NEW STRIPE DOORS. ONLY PAINT STRIPE IF PLASTIC STRIP DOOR IS INSTALLED ON THE INSIDE. ON THE INSIDE, HANG A 6 INCH YELLOW PAINTED PVC PIPE AT THE HEIGHT OF THE ROLLING STEEL ROLLUP DOOR THAT WILL WARN FORK LIFT DRIVER THAT THEIR FORKS ARE TOO HIGH. IF SECTIONAL DOOR, HANG 6 INCH YELLOW PAINTED PVC AT THE HEIGHT OF THE EXPOSED SIDE OF THE TRACK. IF SECTIONAL DOOR, DO NOT PAINT STRIPE DOWN THE CENTER.
2. CHECK PRIMARY ROLLUP DOOR (DOOR USED BY FORKLIFT TO EXIT BUILDING) FOR PLASTIC CURTAIN STRIPS. IF STORE CURRENTLY HAS THESE, AND THEY ARE DAMAGED, MISSING, OR NON-TRANSLUCENT, PLEASE REPLACE. EACH STRIPS SHOULD OVERLAP 50%. IF STORE DOES NOT HAVE THESE ON THEIR PRIMARY ROLLUP DOOR, INSTALL NEW SET. IF SECTIONAL DOOR, STRIPS ON EXTERIOR. IF ROLLING STEEL DOOR, STRIPS ON INTERIOR.
3. CONTRACTOR IS TO HIRE COMMERCIAL CLEANING COMPANY TO REMOVE ALL DIRT AND GRIME FROM THE BATHROOMS, BREAK ROOM, MANAGER OFFICE, HALLWAY, SERVICE COUNTER & CASH WRAPS. AT THE SIDE LOT DOOR & VESTIBULE DOOR; REMOVE ALL DIRT AND GRIME FROM INTERIOR & EXTERIOR FROM AND GLASS. THIS SHOULD BE DONE AT THE END OF THE PROJECT PRIOR TO THE PUNCH DATE.
4. ANY WALL THAT IS RECEIVING PAINT IS ALSO TO RECEIVE NEW OUTLET COVERS TO MATCH AS WELL AS NEW COVE BASE.
5. ALL HVAC GRILLS ON SALES FLOOR, VESTIBULE, REST ROOMS, BREAK ROOM, AND MANAGERS OFFICE TO BE CLEANED.

NOTE: CONFIRM APPLICABILITY WITH TSC PM PER TSC PROJECT.

DOOR-OPENING FORCE - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUM

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

ALL LOCKSETS WILL BE FURNISHED CONSTRUCTION KEYED. AT THE END OF THE CONSTRUCTION PERIOD NEW PERMANENT CORES BY INSTAKEY WILL BE FURNISHED TO THE CONTRACTOR WHO WILL THEN CHANGE THEM OUT. THERE WILL BE A SEALED CARTON WITH THE SHIPMENT. THE CONTRACTOR IS TO TURN THAT SEALED CARTON OVER TO THE TSC STORE MANAGER AND GET THEIR SIGNATURE ON THE ENCLOSED RECEIPT.

FLOORING SPECIFICATIONS

FLOOR IN VESTIBULE, SALES, RESTROOMS, CORRIDOR, MANAGER'S OFFICE, EMPLOYEE LOUNGE
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- ANY FLOOR AREAS OVER 3" ROUND WILL BE PREPPED BY THE "GC".
- MECHANICALLY GROUND AND POLISHED FLOOR SURFACE TO A 400 GRIT RESIN DIAMOND FOLLOWED BY 800 GRIT DIAMOND PAD BURNISH FOR A MID LEVEL GLOSS. INCLUDED IN THIS PROCESS IS CONCRETE DENSIFICATION, JOINT/CRACK FILLING UP TO 1150 LF AND PATCHING OF HOLES SMALLER THAN 3" THAT POSE A TRIP HAZARD. PROCESS TO BE INSTALLED BY FLOORING SUB-CONTRACTOR.

FLOOR IN STOCKROOM, IT ROOM
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- 1 CUT GRIND THEN SEALED WITH GUARD/ SEALER INSTALLED BY FLOORING SUBCONTRACTOR.

FLOOR IN PET WASH
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
1. DO NOT BROOM FINISH THIS AREA. PLACE AND FINISH CONCRETE AS SPECIFIED IN SECTION 3.04 "CONCRETE FINISHES AND TOLERANCES", PARAGRAPH A "GENERAL FINISHES". CURE USING "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400 SF/GALLON
2. JOINT FILLING: FILL ALL CONTROL JOINTS AS SPECIFIED IN SECTION 3.07 "INTERIOR CONCRETE JOINT FILLER", PARAGRAPH B.
3. SURFACE PREPARATION: EPOXY FLOOR COATING SYSTEM IS DESIGNED FOR APPLICATION ON CONCRETE SUBSTRATES. NEWLY PLACED CONCRETE SURFACES SHOULD BE CURED FOR A MINIMUM OF 28 DAYS PRIOR TO COATING. CONCRETE SURFACES MUST BE STRUCTURALLY SOUND, FREE OF LOOSE OR DETERIORATED CONCRETE AND FREE OF DUST, DIRT, PAINT, EFFLORESCENCE, OIL AND OTHER CONTAMINANTS. MECHANICALLY ABRADE THE SURFACE TO ACHIEVE A SURFACE PROFILE EQUAL TO CSP 2-3 IN ACCORDANCE WITH ICRI GUIDELINE 310.2. PROPERLY CLEAN PROFILED AREA. THE pH OF THE SURFACE SHOULD BE CHECKED ACCORDING TO ASTM D 4262. FOLLOWING SURFACE PREPARATION, THE CLEANED SURFACE SHOULD HAVE A MINIMUM SURFACE-TENSILE STRENGTH OF 200 PSI WHEN TESTED WITH AN ELCOMETER OR SIMILAR PULL TESTER (ASTM D 4541).
4. PRODUCTS:
   a. INITIAL COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (GRAY COLOR) BY EUCLID CHEMICAL
   b. PIGMENTED CHIPS: " INCRETE GRANITE COAT CHIPS" (MICA COLOR) BY EUCLID CHEMICAL
   c. GROUT COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
   d. FINAL WEAR COAT: "INCRETE POLYSEAL POLYASPARTIC" 2 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
5. INITIAL COAT MIXING: PRE-MIX "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) PART A AND PART B, THEN COMBINE 2 PARTS BY VOLUME OF PART A WITH ONE PART BY VOLUME OF PART B, AND THEN MIX THOROUGHLY USING A LOW-SPEED DRILL MOTOR AND A "JIFFY" TYPE MIXER. MIX ONLY THE AMOUNT OF MATERIAL THAT CAN BE APPLIED DURING THE POT LIFE. DO NOT AERATE THE MIX.
6. INITIAL COAT APPLICATION: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) AT 120 SF/GALLON. SPREAD THE MIXED EPOXY WITH A NOTCHED SQUEEGEE WHILE WEARING SPIKED SHOES. START FROM ONE END OF THE FLOOR AND WORK BACKWARDS AND SIDEWAYS TRYING TO KEEP A WET-TO-WET EDGE. THE COATING SHOULD THEN BE ROLLED IN ONE DIRECTION USING A 3/8" NAP, SHED-RESISTANT ROLLER. MAKE SURE THE MATERIAL IS APPLIED AS QUICKLY AS POSSIBLE WITHOUT LEAVING PUDDLES.
7. PIGMENTED CHIP APPLICATION: BROADCAST UNTIL REFUSAL, "INCRETE GRANITE COAT CHIPS" (MICA) IN A HIGH ARCING MOTION INTO THE WET EPOXY. ALLOW TO CURE. ONCE DRY, VACUUM/SCRAPE OFF EXCESS FLAKES. ALLOW TO DRY.
8. GROUT COAT: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
9. WEAR COAT: APPLY A FINAL COAT OF "INCRETE POLYSEAL POLYASPARTIC" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
10. COVE BASE: IN ADDITION TO THE SEAMLESS INTEGRAL FLOOR, PROVIDE A 4" COVE BASE FROM THE FLOOR TO THE FRP WALL TRANSITION. COVE BASE SHALL CONSIST OF A MIXTURE OF "INCRETE HIGH PERFORMANCE EPOXY" AND FINELY GRADED, CLEAN DRY , TROWELABLE AGGREGATES, TROWELED TO THE PREVIOUSLY INSTALLED VERTICAL CEMENT BOARD SURFACE, TO A HEIGHT OF 4 INCHES. CREATE A COVED, SEAMLESS, INTEGRAL TRANSITION AT JOINT BETWEEN WALL AND FLOOR. BROADCAST UNTIL REFUSAL, "INCRETE GRANITE COAT CHIPS" (MICA) INTO THE WET EPOXY. FINISH COVE BASE DETAIL WITH THE GROUT COAT AND WEAR COAT AS SPECIFIED HEREIN. ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
    a. INSTALL CEMENT WALL BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR AS SPECIFIED.
    b. INSTALL CEMENT WALL BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINT OF CEMENT BOARD.
    c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE SYSTEM.
    d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.

NOTE; TSC REQUIRES NO GAP BETWEEN THE BOTTOM RAIL OF THE CANTILEVER GATE AND THE FINISH GRADE SHALL BE GREATER AT ANY POINT WITHIN THE GATE OPENING THAN THE DEPTH OF THE CASTERS. GENERAL CONTRACTOR IS RESPONSIBLE FOR RESOLVING GRADES AT F.O.D.

AN ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC SHALL BE INCLUDED FOR ALL RETROFIT PROJECTS. A COPY OF A GENERIC ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC IS AVAILABLE FROM ONYX CREATIVE UPON REQUEST.

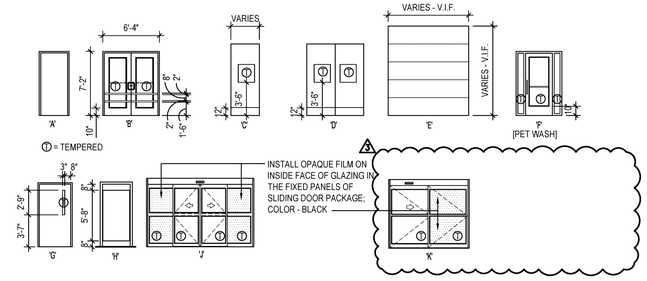
ONYX CREATIVE, INC.
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
216-223-3200

HARDWARE SCHEDULE

SET#	DOORS	QTY	ITEM	MANUFACTURE
1A	2	1 EA. 1 EA. 1 EA.	MORTISE CYLINDER 28107-1-26D 1CC7A2 (GREEN CONSTRUCTION CORE)-GREEN MORTISE THUMB TURN CYLINDER-26D BALANCE OF HARDWARE BY DOOR SUPPLIER	KABA BEST KABA
1C	3	3 EA. 1 EA. 1 EA. 2 EA. 1 EA. 1 EA.	1 1/2 PAIR BUTT HINGES, ANSI 156.1, A8111, HAGER BB1168 (ANSI A5111 / BB1199 @ EXTERIOR) CLOSER, ANSI A156.4, GRADE 1, LCN 4000 SERIES (PARALLEL ARM) THREE-POINT DEADLOCK, ADAMS RITE MS-1850S, 4089 EXIT INDICATOR, 4015 THRESHOLD BOLT, 4016 HEADER BOLT, KEYED MORTISED CYLINDER, ANSI A156.5, GRADE 1, 5 PIN, KEYED BOTH SIDES. (ONE DOOR ONLY) PUSH/PULL, KAWNEER CP-II/CO-9, FINISH TO MATCH DOOR. THRESHOLD (MAX. 1/2"H.), DOOR MANUFACTURER'S STANDARD WEATHERSTRIP PACKAGE AND BOTTOM SWEEP. SIGN, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" - 1" HIGH LETTERS ON A CONTRASTING BACKGROUND MOUNTED ABOVE DOOR. TACTILE EXIT SIGN MOUNTED AT RIGHT SIDE OF RIGHT HAND DOOR. REFER TO DETAIL.	HAGER LCN ADAMS RITE BY DOOR MANU.
1D	7, 8	1 EA. 1 EA. 1 EA.	MORTISE CYLINDER 28107-1-26D MORTISE THUMB TURN CYLINDER-26D 1CC7A2 (GREEN CONSTRUCTION CORE) BALANCE OF HARDWARE BY DOOR SUPPLIER	KABA KABA BEST
1E	9	1 EA. 1 EA. 1 EA. 1 EA. 1 EA.	THUMB TURN -CYLINDER -26D MORTISE CYLINDER 28107-1-26D DRIP CAP 16A X 76 - A CLOSER, PARALLEL ARM SC81A X HW/PA X SLIM 689 PLATE SC80A-18PA. BALANCE OF HARDWARE BY DOOR SUPPLIER	KABA KABA NAT FAL FAL
2	6, 10, 18, 21, 23		ALL HARDWARE BY DOOR SUPPLIER	
4	5	1 EA. 1 EA. 3 EA.	CONTINUOUS HINGE 22HD PRIVACY LOCK T301S X D X 23981137 X 5164 X 1 3/4- 626 SILENCER SR64- GRY	MCK FAL IVE
5	4, 20, 24	3 EA. 1 EA. 2 EA. 1 EA. 1 EA. 1 EA. 1 EA. 1 EA. 1 EA.	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D ALARMED EXIT DEVICE ECL-230D-GRAY RIM CYLINDER R28207-9 SURFACE PULL 8N US28 CLOSER, PARALLEL ARM SC81 A X DS X SLIM-689 THRESHOLD 896V- MILL DOOR BOTTOM 795WH- MILL WEATHERSTRIP 160V - MILL DRIP CAP 16A-A	MCK DET KABA HAG FAL NAT NAT NAT NAT
7	16	3 EA. 1 EA. 1 EA. 3 EA.	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D OFFICE LOCKSET T511 X D X 23981137 X 5164 X 1 3/4 -626 WALL STOP WS407-CCV-US32D SILENCER SR64- GRY	MCK FAL IVE IVE

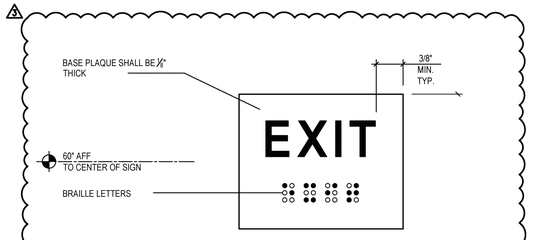
DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	RATING	HARDWARE	REMARKS
△3 2	9'-0" X 7'-8" (PACKAGE)	K	STOREFRONT GLASS	ALUM.		1A	10, 13 &14
(2)	3'-0" X 7'-0"	G	STOREFRONT GLASS	ALUM.		1C	3, 10, 13, 14, 17, & 22
3	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	23, 26 & 27
5	3'-0" X 5'-6"	H	S.C. WOOD	H.MTL.		4	21 & 26
△3 6	(2) 3'-0" X 8'-0"	D	CHASE IMPACT DOORS	MTL.		2	18 & 24
40	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27
40	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	23, 26 & 27
41	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27
42	8'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27
43	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	23, 26 & 27



DOOR REMARKS (NOTES):
1. 10' WIDE X 10' HIGH COILING INSULATED METAL DOOR W/ ELECTRIC OPERATOR, (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY OVERHEAD DOOR VENDOR AND INSTALLED BY GENERAL CONTRACTOR'S ELECTRICIAN. COLOR TO BE FACTORY FINISHED WHITE.
2. KEY OUTSIDE.
3. PROVIDED AND INSTALLED BY G.C.
4. DOOR TO HAVE 4" ALUM. HEAD AND THRESHOLD.
5. SIGNAGE TO BE PROVIDED BY TSC.
6. NOTE THAT DOORS REQUIRE A MINIMUM 10" BOTTOM RAIL TO RECEIVE KICK PLATES.
7. ALL DOORS TO HAVE A.D.A. APPROVED HARDWARE WHICH IS IN COMPLIANCE WITH IBC SECTION 1010.1.9.2.
8. GENERAL CONTRACTOR TO CHANGE OUT CONSTRUCTION CORES OF ALL HARDWARE PRIOR TO TURNOVER OF STORE. KEY AND TURNOVER DOCUMENT TO BE SIGNED BY G.C. AND STORE MANAGER.
9. ALL LOCKSETS KEYED TO ESTABLISH TSC GRANDMASTER KEY. ESTABLISH A NEW MASTER KEY AND KEY INDIVIDUALLY AS DIRECTED TO OPERATE ALL CYLINDERS & LOCK SETS. FURNISH (4) COPIES OF THE MASTER KEY, FURNISH 2 KEYS PER LOCK.
10. DOORS KEYED ALIKE.
11. ELECTRICIAN RESPONSIBLE FOR MAKING FINAL CONNECTION BETWEEN SECURITY VENDOR WORK AND DOOR WIRING.
12. CONTRACTOR TO INSTALL PLASTIC AIR CURTAIN WITH 50% PANEL OVERLAP @ NEW MASONRY OPENING INSIDE NEW DOOR. AIR CURTAIN INCLUDED WITH OVERHEAD DOOR VENDOR PACKAGE. INCLUDES ALL OVERHEAD DOORS IN RETROFIT STORES.
13. CONTRACTOR TO PROVIDE AND INSTALL DOOR SWEEPS.
14. DOORS TO HAVE FLAT THRESHOLD PROVIDED BY DOOR MANUFACTURER.
15. THE CHANNELS THAT MAKE UP THE JAMBS AND HEAD FOR THE ROLLING SERVICE DOOR AND ITS ATTACHMENT POINTS SHOULD BE FLUSH AND SMOOTH WITH THE SURROUNDING INTERIOR WALLS AS WELL AS ABOVE THE INTERIOR OPENING. PROVIDE A STRUCTURAL SURFACE IN LINE WITH THE JAMBS THAT EXTENDS ABOVE THE OPENING FOR A MINIMUM OF 30" FOR ATTACHMENT POINTS. STRUCTURAL SURFACE TO BE CAPABLE OF WITHSTANDING 1850 LB. POINT FORCE IN EITHER TENSION, COMPRESSION OR SHEAR.
16. PROVIDE AND INSTALL "EMPLOYEES ONLY" SIGN WHERE INDICATED.
17. W/ 2 EACH CRASH RAILS ON INSIDE OF EACH DOOR.
18. 72" X 96", 72" X 84" OR 36" X 96" OPENINGS TO BE PROVIDED AS: P11PLUS, WITH 10" X 30" ADA COMPLIANT WINDOWS, 18" TALL BUMPERS, COLOR: RED. (OR) OPENINGS 96" X 120" TO BE: DURULITE STANDARD DOORS WITH 20" X 30" ADA COMPLIANT WINDOWS, 36" TALL BUMPERS, COLOR: RED.
19. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO CENTER OF STORE. SIDELIGHT GLASS TO ACCEPT 6.25" X 48.85" VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25" X 57.825" VINYL FILM.
20. ANEMOSTAT WINDOW KIT WITH CLEAR TEMPERED 1/4" GLASS WITH GLAZING TAPE APPLIED (BOTH SHIPPED LOOSE). BY VENDER #1.
21. CONTRACTOR TO PAINT FRAME SW7513 SANDERLING BOTH SIDES.
22. SFIC COMPATIBLE HARDWARE.
23. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ACCESS PANEL.
24. DOORS AND SELF-SUPPORTING FRAME SUPPLIED BY TSC; INSTALLED BY CONTRACTOR.
25. COORDINATE DOOR WITH VENDOR #1 AND GARDEN CENTER VENDOR ON FRAME ORDER AND INSTALLATION.
26. DOOR AND FRAME BY VENDOR #1; INSTALLED BY CONTRACTOR.
27. DOOR AND FRAME BY GARDEN CENTER VENDOR.
28. LOCATED WITHIN (1) HOUR FIRE RATED WALL ASSEMBLY.

△3



NOTES:
1. BASED ON ICC/ANSI A117.1 & [C.B.C.]
2. RAISED CHARACTERS HEIGHT PER ICC A117.1 TABLE 703.2.4. "SANS SERIF" FONT, RAISED 1/32" FROM BASE PLAQUE COMPLYING w/ 703.2 [11B-703.2]
3. BRAILLE (CONTRACTED GRADE 2) COMPLYING w/ 703.3 [11B-703.3]
4. IF INSTALLING DIRECTLY TO GLASS, PROVIDE EQUAL SIZE BLANK PLAQUE ON OPPOSITE SIDE OF GLASS TO PREVENT VIEWING OF ADHESIVE.

1 | TACTILE EXIT SIGN
N.T.S.

DUSHAN BOUCHEK | ARCHITECT
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

DUSHAN BOUCHEK No. 4398 REGISTERED ARCHITECT STATE OF OHIO
12/12/23
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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM

Date	Issue
10-28-22	PERMIT
12-9-22	△1 REVISION 1
12-8-23	△3 REVISION 3

A0.0

NOTES & DOOR / HARDWARE SCHEDULES

ALTERNATE COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
PPG PAINTS ACRYLIC SYSTEM
FLAT FINISH - COLOR TO MATCH PPG1021-4 DIVERSION TO 4'-0" A.F.F., PPG1097-4 DUSTY TRAIL FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
(12 MILS WET, 5.0 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE
(CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH PC895 SAFETY RED ON FRONT, RIGHT, AND LEFT SIDE
2 COATS: PPG PSX ONE HIGH SOLIDS SINGLE COMPONENT POLYSILOXANE, PXONET4 SAFETY RED
APPLY AS NEEDED FOR COMPLETE COVERAGE (NO CLEAR COAT NEEDED)

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE PPG SAFETY YELLOW
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
(NO TINTING REQUIRED- PACKAGE SAFETY YELLOW)

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH PPG1007-5 LAZY AFTERNOON
1ST COAT: PPG MULTIPRIME UNIVERAL METAL PRIMER, 94-269 (5.0 - 7.0 MLS WET / 3.0 -4.0 MILS DRY PER COAT)
2ND COAT: PPG INDUSTRIAL ENAMEL, 7-814
3RD COAT: PPG INDUSTRIAL ENAMEL, 7-814 (2.0 - 3.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

E.I.F.S.
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO PXONET4 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH PPG1001-1 DELICATE WHITE
1ST COAT: PPG SPEEDHIDE BLOCK FILLER, 6-15XI (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE PPG DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1001-1 DELICATE WHITE)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1024-3 CRUSHED SILK)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

WOOD (DOORS)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.5 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1021-4 DIVERSION)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - PPG SAFETY RED
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250
3RD COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250
(4 MILS WET, 1.5 MILS DRY PER COAT)

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG MULTIPRIME UNIVERSAL METAL PRIMER, 94-269 (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH PPG1007-5, LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4, DIVERSION - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310
3RD COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310 (5 MILS WET, 2 MILS DRY PER COAT)

COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

22 GAUGE GALVANIZED CORRUGATED STEEL PANEL - 'MATTE / WEATHERED' FINISH
GALVANIZED STANDING SEAM METAL ROOFING (ROOF AT VESTIBULE GABLE)

METAL SIDING 26 GA. MTL. REVERSE "R" PANEL. - COLOR TO BE DETERMINED BASED ON BUILDING TYPE ON PRE ENGINEERED BUILDINGS

CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA.
GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
ELASTOMERIC SYSTEM
FLAT FINISH - COLOR TO MATCH SW7513 SANDERLING TO 4'-0" A.F.F., SW7532 URBAN PUTTY FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
(16 MILS WET, 7.5 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE (CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH SW4081 SAFETY RED FROM 10'-0" A.F.F. TO 10'-8" A.F.F., FRONT, LEFT, AND RIGHT SIDES
2 COATS: S-W ACROLON 100, B65R720 PART A SAFETY RED/ B65V720 PART B HARDENER
APPLY AS NEEDED FOR COMPLETE COVERAGE)
APPLY TO EXTERIOR RED STRIPE ONLY
CLEAR COAT GLOSS FINISH - DIAMOND-CLAD WB
3 COMPONENT, LOW VOC WATERBASED ACRYLIC POLYURETHANE CLEAR COAT
DIAMOND-CLAD CLEAR COAT URETHANE GLOSS CLEAR PART A (B65T175)
DIAMOND-CLAD CLEAR COAT URETHANE HARDNER PART B (B65V175)
DIAMOND-CLAD CLEAR COAT URETHANE CATALYST PART C (B65C175)
MIX COMPONENTS PER MANUFACTURERS SPECIFICATIONS COAT ACROLON WITHIN 48 HOURS
RECOMMENDED SPREAD RATE (WET MILS: 2.4-4.8 AND DRY MILS: 1.0-2.0)

NOTE: SEE ALTERNATE COLOR SCHEDULE THIS SHEET FOR PPG PAINT SPECIFICATION.

RED STRIPE BY POP SOLUTIONS AROUND VESTIBULE BUMP OUT TO MATCH RED STRIPE SW 4081 SAFETY RED

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE SW4084 SAFETY YELLOW
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (APPLY AS NEEDED FOR COMPLETE COVERAGE)
PRODUCT IS PACKAGE SAFETY YELLOW; COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY.

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MLS WET / 3.0 -4.0 MLS DRY PER COAT)
2ND COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
3RD COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
(2.0 - 4.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

BOLLARDS
6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARD WITH MCCUE POST COVER CSPC-6-307

STOREFRONT FRAMING
CLEAR ANODIZED ALUMINUM

E.I.F.S. DRYVIT, # 113 AMARILLO WHITE, SANDPEBBLE TEXTURE
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO SW4081 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE
1ST COAT: S-W PREPRITE BLOCK FILLER B25W25 (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS / INTERIOR DRESSING ROOM
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7005 PURE WHITE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7036 ACCESSIBLE BEIGE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - SW 4081 SAFETY RED
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS. WET, 1.2 MILS DRY)
2ND COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658
3RD COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658

WOOD (DOORS)
SEMI-GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
GC TO PROVIDE:
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600
TSC TO PROVIDE AND INSTALL:
WALLPAPER

EXPOSED CONDUIT IN RETAIL SALES AREA
GC TO PAINT EXPOSED CONDUIT IN RETAIL SALES AREA TO MATCH INTERIOR WALL FINISH

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH SW1012, POWER GREY)
(COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION (HARDER FINISH AND BETTER COLOR/GLOSS RETENTION)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
3RD COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
(4 MILS WET, 1.6 MILS DRY PER COAT)

VINYL PLANK FLOORING	SWIFF-TRAIN COMPANY "EARTHWERKS" WOOD CLASSIC IN SENORA GWC 9812 NORTH STAR FLOORING "SOMA" IN RUSSET
VINYL BASE	JOHNSONITE VINYL #40 BLACK. ALL INSIDE AND OUTSIDE CORNERS TO HAVE PRE-FORMED CORNER BASE.
PLASTIC LAMINATE	WILSONART 4857-60 SHADOW ZEPHYR AT EMPLOYEE LOUNGE COUNTERTOP PROVIDED BY TSC
TOILET PARTITIONS	GLOBAL INDUSTRIES PLASTIC LAMINATE FLOOR MOUNTED TOILET PARTITIONS TO BE FINISHED WITH WILSONART LAMINATE, 4857-60 SHADOW ZEPHYR OR EQUAL AS REQUIRED BY LOCAL CODE.
LAY-IN CEILINGS & GRID (OFFICE CORE)	ARMSTRONG DUNE 1776 2X4, WHITE, SQUARE LAYIN, OR EQUAL
LAY-IN CEILINGS & GRID (VESTIBULE)	GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
FRP WAINSCOT	WAINSCOT TO 4' A.F.F. ON WALLS ADJACENT TO THE WATER FOUNTAIN AND ON NON-MASONRY WALLS IN RESTROOMS. SEE DETAILS A5.0 FOR MOP SINK CONDITION. FRP BY GLASTEEL, GLASLINER FRP,COLOR: XA WHITE, FINISH: TEXTURED.

FINISH SCHEDULE

ROOM #	ROOM	WALLS	CEILING	BASE	FLOOR	REMARKS
101	VESTIBULE	PTD. C.M.U. / STOREFRONT	GYP. BD. CEILING PANELS @ 10'-0" A.F.F.	-	REFER TO A1.0	6, 9
102	RETAIL SALES	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	REFER TO A3.0	VINYL	REFER TO A1.0	2, 3, 9
103	SPRINKLER ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	NO WORK		POLISHED CONC.	9
104	DRESSING ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	OPEN TO ACT ABOVE	VINYL	VINYL PLANK	2, 8
105	STOCKROOM	PTD. GYP. / C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
106	CORRIDOR	PTD. GYP / FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 7, 9
107	MANAGER'S OFFICE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
108	EMPLOYEE LOUNGE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
109	MEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
110	WOMEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
111	IT / ELECTRICAL	PTD. C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
112	PET WASH	PTD. GYP. / FRP / AL. MESH	ALUMINUM MESH SCREEN @ 10'-0" A.F.F.	EPOXY	EPOXY	9

FINISH REMARKS (NOTES):
1. CEILING TILE: 2' x 4' X 3/4" MINERAL BOARD, NON-DIRECTIONAL FISSURED, MEDIUM TEXTURE, FLAME RESISTANCE CLASS A, FLAME SPREAD CLASS I
2. VINYL PLANK: CONTRACTOR TO REFER TO VENDOR TERRITORY MAP ON A0.0 FOR APPROPRIATE SELECTION. DELIVERED BY TSC; SUPPLIED, PURCHASED AND INSTALLED BY CONTRACTOR. BEVELED EDGE VINYL PLANK TO BE USED AT EXPOSED TRANSITION OF VINYL PLANK FLOORING TO CONCRETE.
3. RED ACCENT STRIPE @ 10'-3" FROM FINISH FLOOR TO BOTTOM OF STRIPE -1'-0" STRIPE
4. WALL COLOR TO BE (SW7036 ACCESSIBLE BEIGE). TRIM AND DOORS TO BE (SW1012 POWER GRAY).
5. FRP WAINSCOT TO BE INSTALLED ON ALL NON-MASONRY WALLS 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
6. GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
7. FRP WAINSCOT TO BE INSTALLED BEHIND AND ON ALL SIDES OF THE WATER COOLER ALCOVE TO 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
8. EXTERIOR DRESSING ROOM GYP. WALLS TO BE WALLPAPER PROVIDED AND INSTALLED BY TSC. GYP. WALL CAP AND EXTERIOR WALL EXTENDING ABOVE 9'-0" A.F.F. TO BE PAINTED PURE WHITE W/ RED STRIPE TO MATCH RETAIL SALES WALLS. WALLPAPER TO BE INSTALLED PRIOR TO TURNOVER.
9. GENERAL CONTRACTOR RESPONSIBLE FOR ALL CONCRETE REPLACEMENT, TRENCH POUR BACKS AND FILLING/PATCHING BACK OF HOLES 3" OR LARGER AND IN-GROUND ELECTRICAL BOXES NOT IN USE.

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Dushan Bouchek
DUSHAN BOUCHEK No. 9398 REGISTERED ARCHITECT
12/12/23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM
Date	Issue
10-28-22	PERMIT
12-6-23	3 REVISION 3

A0.1

FINISH SCHEDULES & VENDOR INFORMATION

CODED NOTES

1. RESEAL & RE-STRIPE PARKING; TO INCLUDE ACCESSIBILITY MARKINGS, FIRE LANES, ETC. RE-SECURE PARKING CURBS AS NEEDED.
2. REPLACE ACCESSIBLE PARKING SIGNS & VENDOR #13 BLUE BUMPER POSTS
3. MOUNT (2) VETERAN PARKING SIGNS ON VENDOR #13 MOBILE BUMPER POSTS
4. RELOCATE (2) B.O.P.I.S. PARKING SIGNS ON VENDOR #13 MOBILE BUMPER POSTS
5. NOT USED.
6. CLEAN BLDG SIGN PANELS & ENSURE BULBS ARE OPERATIONAL
7. NOT USED.
8. NOT USED.
9. PRESSURE WASH STOREFRONT SIDEWALK
10. NOT USED.
11. CLEAN EFFLORESCENCE, TUCK-POINT ALL FAILING MORTAR JOINTS & RESOLVE ANY WATER PENETRATIONS PRIOR TO PAINT.
12. ENSURE HOSE BIB IS OPERATIONAL.
13. NOT USED.
14. CRACK FILL / PATCH DRIVE AISLE. PRESSURE WASH & RE-STRIPE. REFER TO SHEET AS1.0 FOR MARKING DETAILS.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. EXIST GATE TO REMAIN; REPLACE WHEELS & HARDWARE AS NEEDED. GREASE & ADJUST TO ENSURE OPERATIONAL.
19. NOT USED.
20. NOT USED.
21. RELOCATE & RECONNECT PROPANE. INSTALL CANOPY W/ EXPLOSION PROOF LIGHT. PATCH PAVEMENT WHERE PROPANE, TRENCHING, & BOLLARDS WERE REMOVED.
22. PAINT EXIST ROOF LADDER; REFER TO COLOR SCHEDULE ON A0.1
23. REPLACE OH DOOR SEALS & SWEEPS. GREASE & ADJUST AS NEEDED TO REUSE EXIST DOOR.
24. PAINT ALL APPLICABLE SURFACES IN VESTIBULE.
25. NOT USED.
26. CAPACITY TEST MOP SINK TO ENSURE BASIN & FAUCET ARE NOT LEAKING
27. EXIST CONCRETE FLOOR TO BE BURNISHED USING 800 GRIT
28. POLISH CONCRETE; ADDITIONAL GRINDING MAY BE REQUIRED AFTER REMOVAL OF EXIST FLOORING
29. NOT USED.
30. EXTENT OF EXIST. VINYL PLANK FLOORING. USE SINGLE-BEVEL PLANK @ TRANSITION. SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO T1.1 FOR DISTRIBUTION INFO.
31. Ø6" CONCRETE FILLED PIPE BOLLARD W/ VENDOR #13 COVER; REFER TO 9/AS1.1
32. NOT USED.
33. INSTALL HOSE REEL @ 7'-0" AFF.
34. INFILL TO MATCH EXIST PAVEMENT.
35. NOT USED.
36. 8' MANUAL ROLLING CANTILEVERED GATE.
37. NOT USED.
38. BOLLARD MOUNTED PROPANE E-STOP BUTTON @ 4'-6" AFF. ENSURE DISTANCE IS 25' MIN TO 100' MAX FROM PROPANE DISPENSING UNIT

GENERAL NOTES

A. ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE OPERATIONAL. EXTERIOR LIGHT COVERS ARE FREE OF DAMAGE & NOT MISSING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS W/ EXTERIOR WEATHER PROOF COVERS. ALL LIGHT POLE BASES NOT LOCATED IN LANDSCAPING TO BE PAINTED SAFETY YELLOW.

B. COVER EXIST. BOLLARDS W/ VENDOR #13 STANDARD YELLOW; CUT TO LENGTH. VERIFY LOCATIONS & QUANTITIES W/ PM PRIOR TO INSTALLATION.

C. GLASS THAT IS EXIST TO REMAIN SHALL BE CLEANED. ENSURE ALL SEALS ARE WEATHER TIGHT

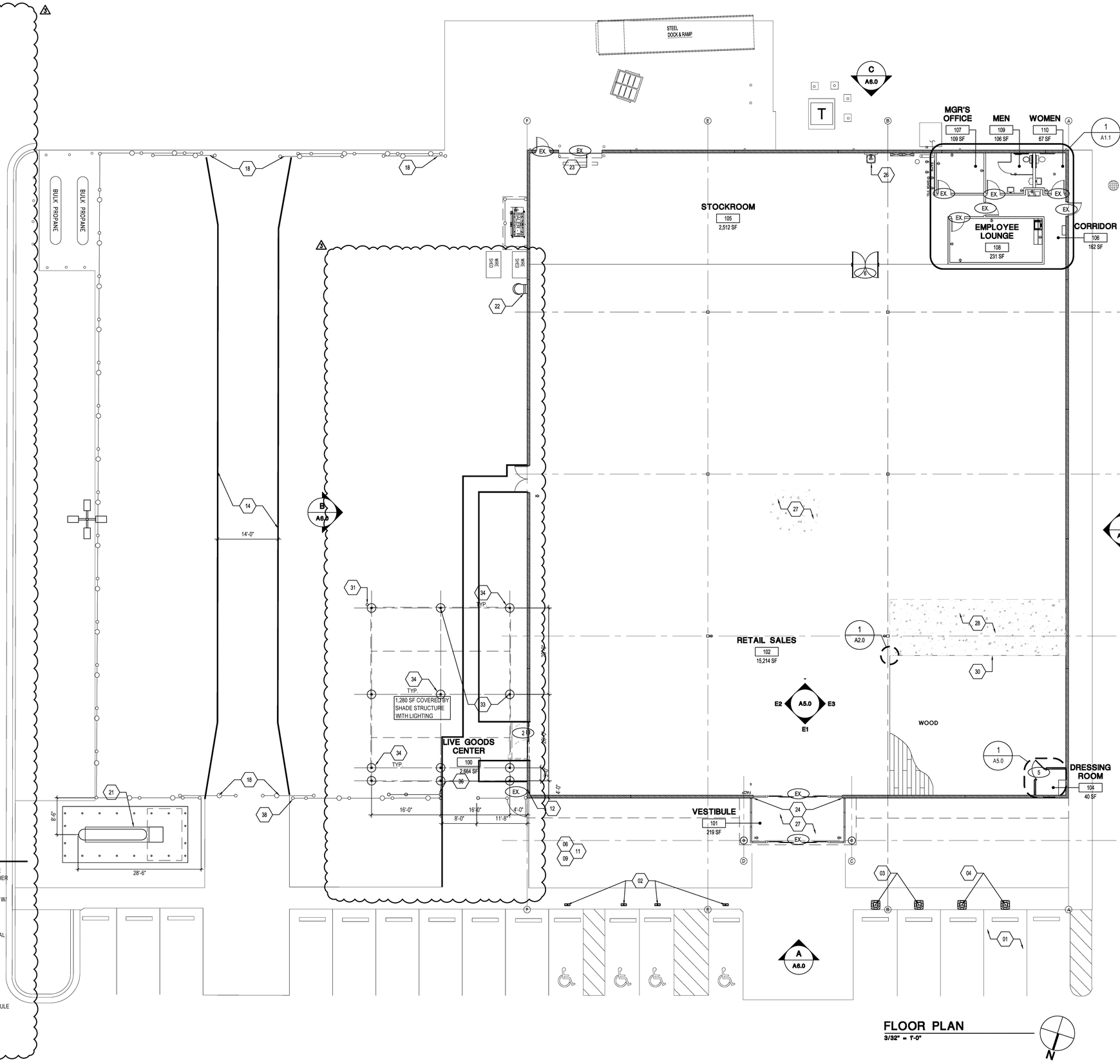
D. INTERIOR & EXTERIOR DOORS THAT ARE EXIST TO REMAIN SHALL HAVE SEALS & SWEEPS REPLACED. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING.

E. PAINT ALL WALLS THAT ARE VISIBLE TO CUSTOMER. PATCH, REPAIR, & CLEAN PRIOR TO PAINTING. PAINT ALL COLUMNS. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

F. PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF SALES FLOOR, BOTTOM OF STRIPE TO BE @ 10'-3" AFF.

G. EXIST OFFICE CORE TO BE REUSED; ALL WALL PENETRATIONS REPAIRED & PAINTED. RESTROOM UNITS THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED. REPLACE FRP 4FT UP. REFER TO COLOR SCHEDULE ON A0.1

H. REFER TO WALL TYPES ON A1.1



FLOOR PLAN

3/32" = 1'-0"

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT

COMBO PROJECT

STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No:	20450
Drawn By:	JM
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10-28-22	PERMIT
12-6-22	1 REVISION 1
12-6-23	3 REVISION 3

A1.0

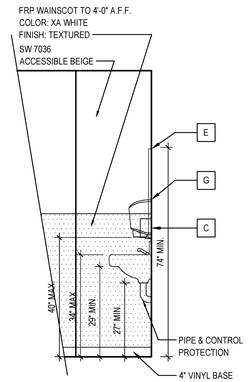
FLOOR PLAN

ACCESSORY SCHEDULE

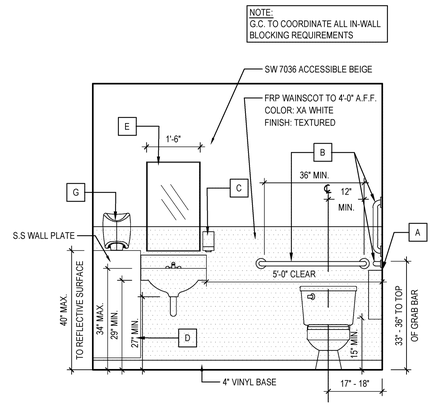
TAG	DESCRIPTION		MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER		F.B.O., I.B.C.			QTY (1) WOMENS QTY (1) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS)	SIDE	BRADLEY	8320-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	BACK	BRADLEY	8320-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	VERT.	BRADLEY	8320-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (0) WOMENS QTY (0) MENS
C	TOUCHLESS SOAP DISPENSER		SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS
D	16" X 36" STAINLESS STEEL PANEL		FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (1/4" POLISHED PLATE GLASS)		1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (1) WOMENS QTY (1) MENS
F	PAPER TOWEL DISPENSER		F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS		WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

GENERAL NOTES

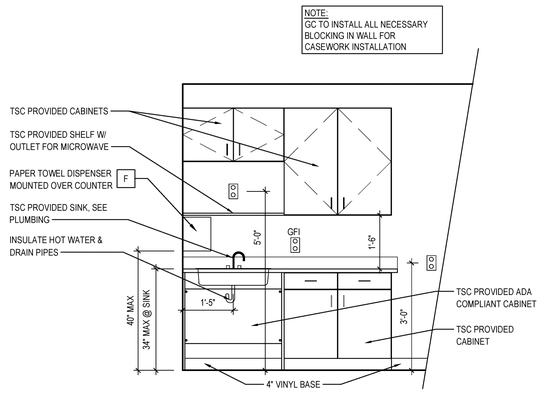
1. RESTROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O, I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



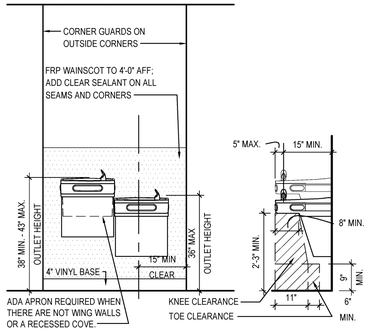
E3 | RESTROOM INTERIOR ELEVATION
1/2"=1'-0"



E2 | RESTROOM INTERIOR ELEVATION
1/2"=1'-0"



E5 | BREAK ROOM COUNTER INTERIOR ELEVATION
1/2"=1'-0"



E4 | DRINKING FOUNTAIN INTERIOR ELEVATION
1/2"=1'-0"

CODED NOTES

1. BURNISH EXIST CONCRETE FLOOR.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. THOROUGHLY CLEAN & SANITIZE EXIST FOUNTAIN. ENSURE PROPER FUNCTION. INSTALL / REPLACE FRP 4' AFF.
8. INSTALL / REPLACE CABINET, COUNTER, & SINK. UPPER CABINET WILL NEED BRACING ADDED IN-BETWEEN THE STUDS.
9. CLEAN & SANITIZE EXIST STALL PARTITIONS. ENSURE SCREWS ARE TIGHT ON PANELS & WALLS. REPLACE ANY DAMAGED OR MISSING HARDWARE. GRIND, PRIME, & PAINT. MATCH MTL DOOR PAINT SPECS; REFER TO COLOR SCHEDULE ON A0.1
10. EXIST EXHAUST FAN(S) TO BE CLEANED. ENSURE UNITS ARE OPERATIONAL & ACTIVATION W/ MOTION SENSOR.
11. CLEAN & CAULK EXIST SINK. REPLACE ADA WRAPS.
12. INSTALL NEW MIRROR(S); REFER TO ACCESSORY SCHEDULE.
13. INSTALL NEW HAND DRYER. INSTALL MTL PLATE OVER FRP; REFER TO ELEVATIONS.
14. CLEAN & CAULK EXIST TOILET; REPLACE SEAT. ENSURE FLUSH HANDEL IS ON ACCESSIBLE SIDE OF TANK.

14a. INSTALL NEW TOILET. ENSURE FLUSH HANDEL IS ON ACCESSIBLE SIDE OF TANK.

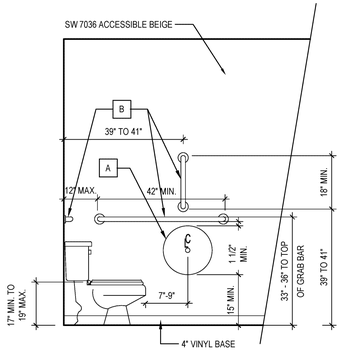
15. CLEAN & CAULK EXIST URINAL. INSTALL TOUCHLESS APPLICATION.

GENERAL NOTES

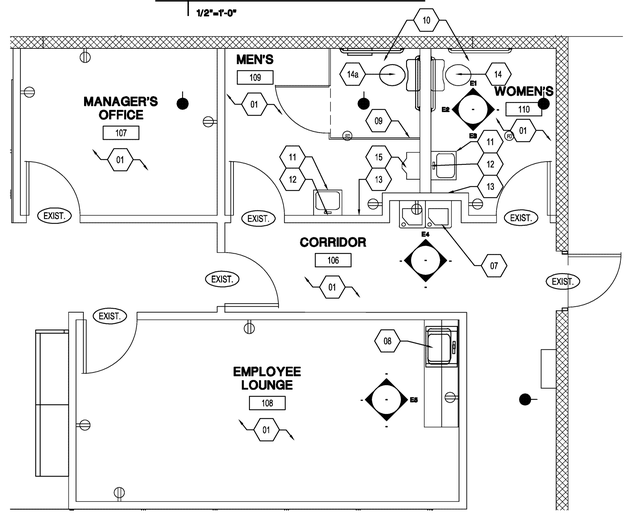
A. REPAIR PENETRATIONS & PAINT ALL WALLS. INSTALL / REPLACE FRP; 4FT AFF. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

B. PLUMBING FIXTURES THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED.

C. REPLACE EXIST DOOR SEALS & SWEEPS. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING. POLISH HANDLES, HINGES, & KICK PLATES. INSTALL DOOR SILENCERS & DOOR STOPS AS NEEDED. REFER TO COLOR SCHEDULE ON A0.1



E1 | RESTROOM INTERIOR ELEVATION
1/2"=1'-0"



1 | OFFICE CORE ENLARGED PLAN
1/4"=1'-0"

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12/12/23

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1825
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM

Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-6-23	3 REVISION 3

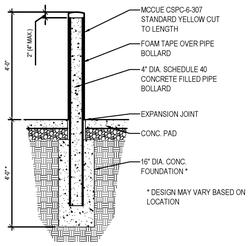
A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS

NOT USED

D9 | BOLLARD DETAIL

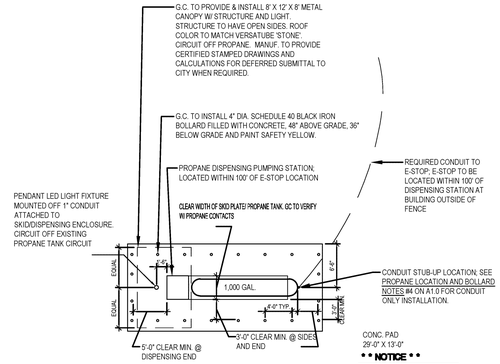
N.T.S.



TYPICAL

D8 | BOLLARD DETAIL

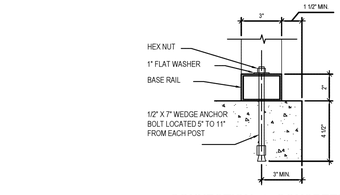
N.T.S.



1000 GAL TANK

D1 | PROPANE TANK

N.T.S.



CONNECTION @ CONCRETE

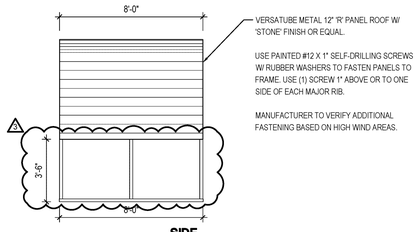
D7 | CANOPY DETAIL

N.T.S.

NOT USED

D6 | PROPANE TANK

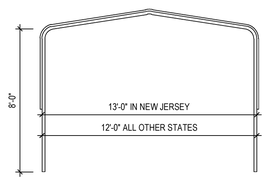
N.T.S.



SIDE

D5 | CANOPY ELEVATION

N.T.S.



FRONT

D4 | CANOPY ELEVATION

N.T.S.

GENERAL GUIDELINES FOR PROPANE LOCATION AND INSTALLATION:

A. PROPANE TANK LOCATION TO COMPLY WITH NFPA STANDARDS AND GUIDELINES. CONTRACTOR TO VERIFY COMPLIANCE WITH PROPANE COMPANY PRIOR TO INSTALLATION.
B. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM ANY STRUCTURE PER NFPA 58.
C. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM LIGHT POLES UNLESS EXPLOSION PROOF BOX INSTALLED PER NFPA 58.
D. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM UTILITIES (I.E. STORM WATER, ELECTRICAL TRANSFORMERS, METERS) PER NFPA 58.
E. PROPANE TANK TO BE INSTALLED 10' MIN. AWAY FROM PROPERTY LINES PER NFPA 58.
F. PROPANE TANK TO HAVE 15' CLEARANCE FROM RUNNING VEHICLES TO POINT OF TRANSFER PER NFPA 58.
G. IN FLORIDA, IN ADDITION TO BOLLARD PROTECTION REQUIREMENTS (3'-0" MAX. SPACING), CONDUIT TO BE INSTALLED WITH 2 POINTS OF EGRESS NO GREATER THAN 36".
H. IN FLORIDA, IN ADDITION TO BOLLARD PROTECTION (3'-0" MAX. SPACING), A 10' HALO IN ALL DIRECTIONS SHALL BE PROVIDED FROM THE POINT OF TRANSFER.
I. FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE) PROVIDE BOLLARD COVER (GLOBAL INDUSTRIAL MODEL WG652899M) AND (4) FOUR BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL WG652901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO INSURE BOLLARD COVER FIT. SEE ELECTRICAL.

PROPANE RESPONSIBILITY NOTES:

IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:

A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

NOTE:
GENERAL CONTRACTOR TO CONTACT PLAN EXPRESS FOR PROPANE TANK POWER-OPERATED DISPENSING DEVICE FOR LPG-GAS CUT-SHEET PDF DOCUMENT.

NOT USED

D3 | PROPANE PLAN

N.T.S.

NOT USED

D2 | PROPANE PLAN

N.T.S.

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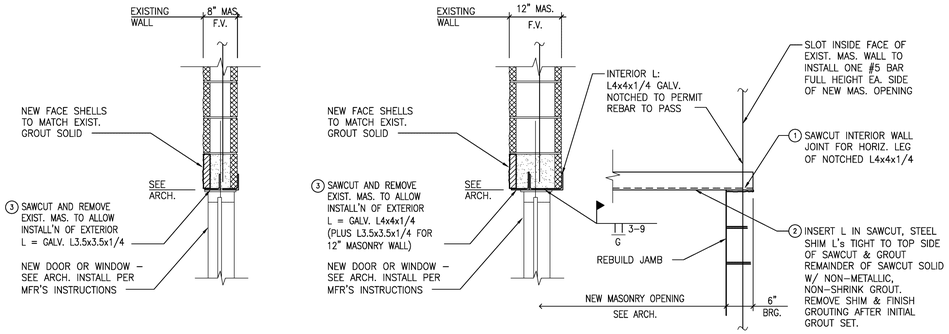
TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM
Date	Issue
10-28-22	PERMIT
12-6-23	⚠REVISION 3

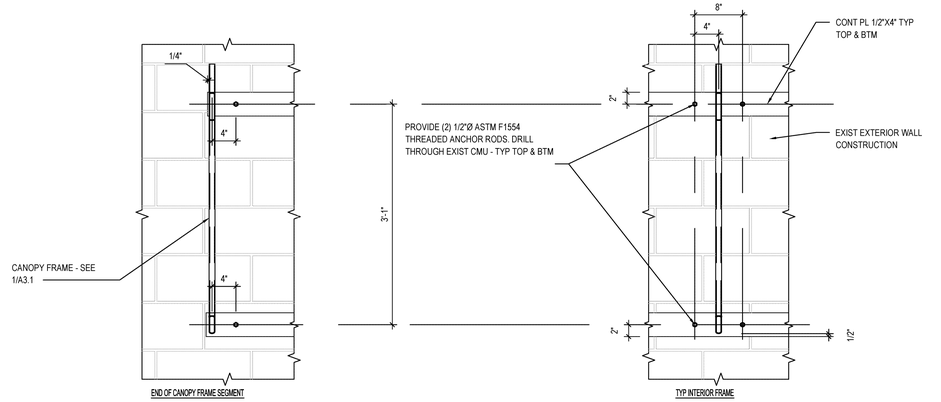
A1.3

PROPANE DETAIL & SPECIFICATIONS



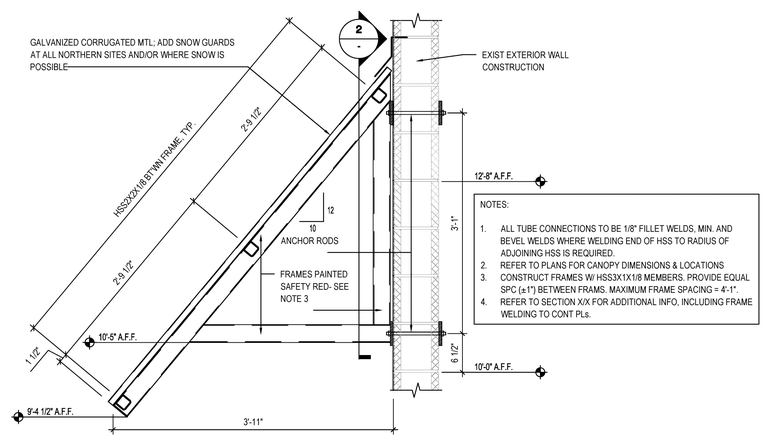
3 | DETAIL

TYPICAL NEW OPENING IN [E] MASONRY WALL



2 | DETAIL

1"=1'-0"



1 | DETAIL

1"=1'-0"

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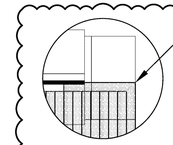
FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	crk

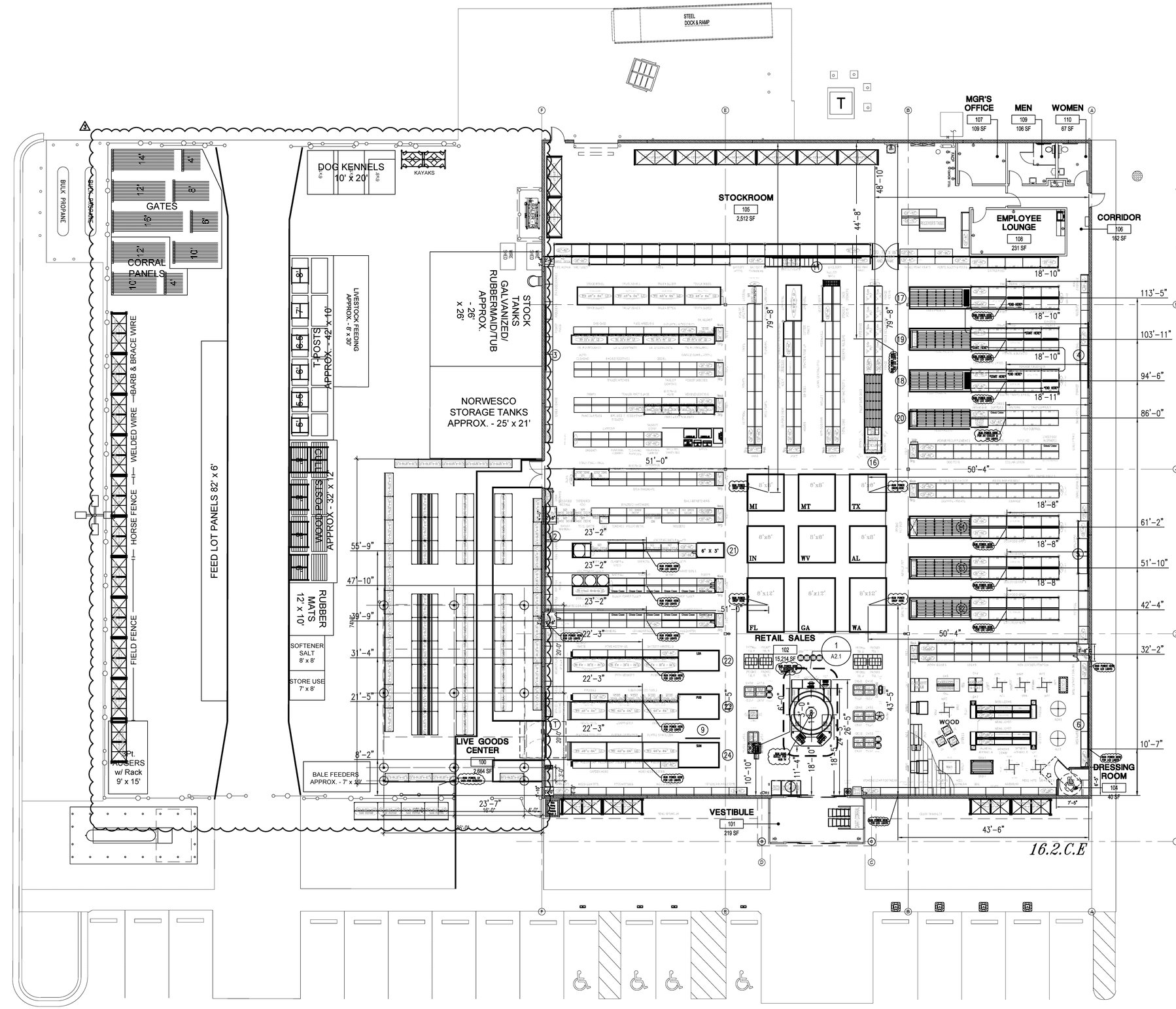
Date	Issue
10-28-22	PERMIT
12-6-23	⚠3 REVISION 3

A1.4

ARCHITECTURAL DETAILS



1 | VINYL PLANK RETURN
N.T.S.



16.2.C.E

GENERAL NOTES

A. INSTALL ENERGY MANAGEMENT SYSTEM THERMOSTAT & CALL 866-356-0656 TO ENSURE OPERATIONAL

B. ENSURE ALL PALLET RACKING HAS ONE BOLT PER LEG.

C. REQUEST FINAL DIMENSIONED LAYOUT FROM TSC PM

D. FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC. SERVICE DESK, FIXTURES & COUNTERS TO THE SUPPLIED BY TSC & BOLTED DOWN BY CONTRACTOR

FIXTURE PLAN
3/32" = 1'-0"

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TSC TRACTOR SUPPLY CO.

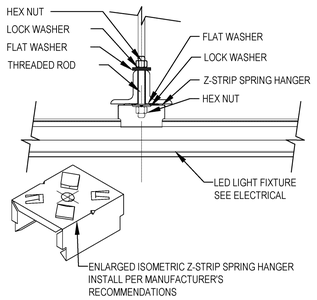
FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM

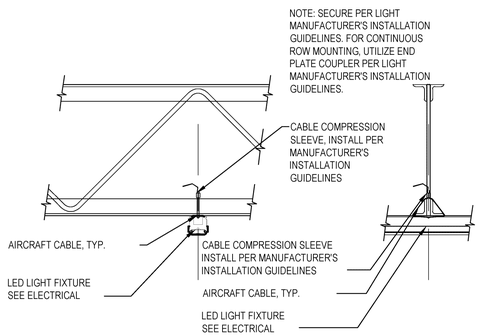
Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-6-23	3 REVISION 3

A2.0

FIXTURE PLAN



LIGHTS IN GREENHOUSE AREA
1 | Z-STRIP SPRING HANGER
1-1/2" = 1'-0"



LIGHTS IN GREENHOUSE AREA
2 | ALTERNATE ATTACHMENT DTL.
3/4" = 1'-0"

CEILING LEGEND

8' LED LIGHT FIXTURE INSTALLED TIGHT TO GREENHOUSE FRAMING

LED PENDANT FIXTURE - AT PROPANE ENCLOSURE

GENERAL NOTES

A. HIGH DUST WALLS & CEILING. CLEAN DIFFUSERS & REGISTERS. CLEAN DEBRIS FROM LIGHT COVERS. REPLACE LIGHTING OUTAGES AS NEEDED. RE-TUCK/REPAIR ANY EXPOSED INSULATION.

B. ENSURE CONDUIT IS NOT IN CONFLICT W/ CLOTHING WALL GRAPHICS.

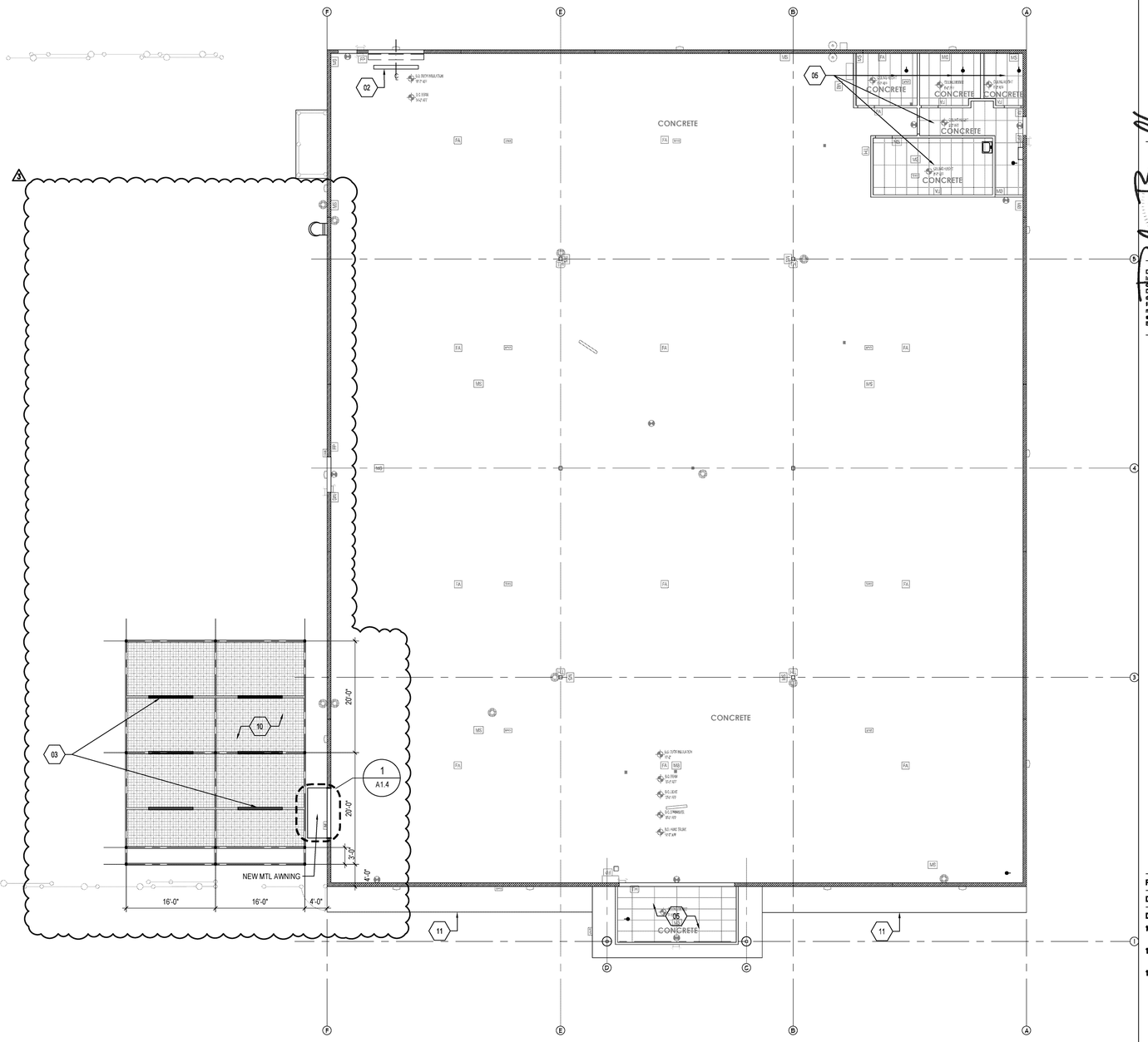
C. ENSURE NEW HUB TV IS NOT IN CONFLICT W/ EXIST LIGHTING.

D. ENSURE ALL CEILING TILES ARE SITTING FLUSH & GRID IS FREE OF DAMAGE & PAINT. INSTALL HOLD DOWN CLIPS AS NEEDED.

E. REFER TO ELECTRICAL DRAWINGS FOR FOR QUANTITY & LOCATIONS OF NEW POWER DROPS.

CODED NOTES

1. NOT USED.
2. INSTALL 8' LONG, 6" DIA PVC PIPE, SUSPENDED BY CHAIN 1" BELOW TOP OF OH DOOR OPNG. PAINT YELLOW & STENCIL "MAX LOAD HT"
3. MOUNT ALL LIGHTING FIXTURE TIGHT TO FRAMING.
4. PENDANT LED LIGHT FIXTURE MOUNTED FROM 1" CONDUIT ATTACHED TO SKID / DISPENSING ENCLOSURE.
5. REPLACE ALL CEILING TILES & LIGHT COVERS.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. MANUALLY RETRACTABLE SUNSHADE FABRIC.
11. PRESSURE WASH & PAINT UNDERNEATH SIDE OF CANOPY. ENSURE ALL CANOPY LIGHTS ARE OPERATIONAL.
12. NOT USED.



REFLECTED CEILING PLAN
3/32" = 1'-0"

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

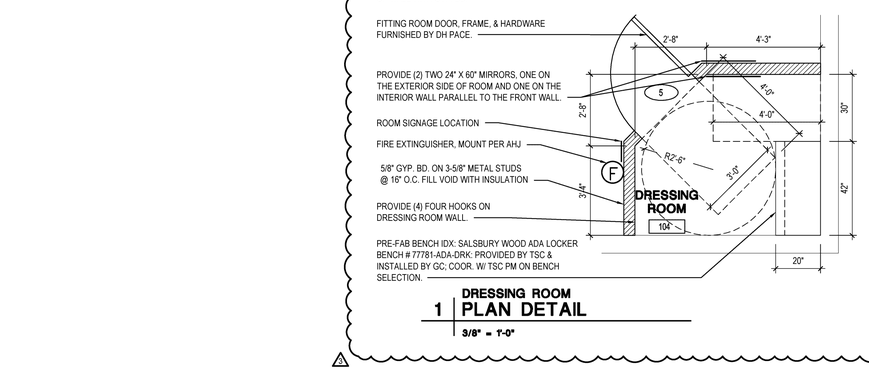
Project No.:	20480
Drawn By:	JM

Date	Issue
10-28-22	PERMIT
12-6-22	1 REVISION 1
12-6-23	3 REVISION 3

A3.0
CEILING PLAN

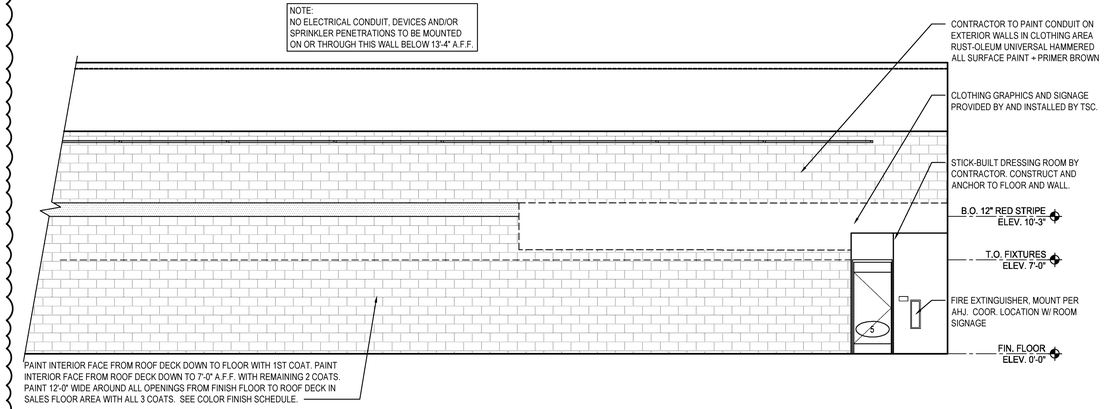
DRESSING ROOM TO BE BUILT WEEK ONE OF FUSION CONST. METAL STUD WALL TO 9' A.F.F. CONTRACTOR TO CONSTRUCT AND ANCHOR DRESSING ROOM AND BENCH TO WALL AND/OR FLOOR. CONTRACTOR TO PROVIDE & INSTALL (2) 24" X 60" (1/4" POLISHED PLATE GLASS - 1 PIECE), ONE ON THE EXTERIOR SIDE OF ROOM ON WALL PERPENDICULAR TO SIDE EXTERIOR WALL AND ONE ON THE INTERIOR WALL PARALLEL TO THE FRONT WALL HUNG WITH STANDARD MIRROR CLIPS PER MANUFACTURER RECOMMENDATIONS. WHERE BOTTOM EDGE OF THE REFLECTING SURFACE IS AT 18" A.F.F., AND (4) FOUR HOOKS ON DRESSING ROOM WALL. MOUNT (2) TWO TO MEET ACCESSIBILITY ACCESS (48" MAX. A.F.F. / 46" MAX. A.F.F. IF MOUNTED OVER THE BENCH) AND (2) TWO AT 60" A.F.F. VERIFY LOCATION W/ FINAL FIXTURE PLAN AND TSC PROJECT MANAGER.

NOTE: CONTRACTOR TO BUILD DRESSING ROOM @ FRONT OF BUILDING ON SIDE OPPOSITE OF FOD. PERIMETER WALLS OF DRESSING ROOM TO EXTEND TO 9'-0" A.F.F. CAP AND FINISH TOP OF WALL WITH GYP. BD.



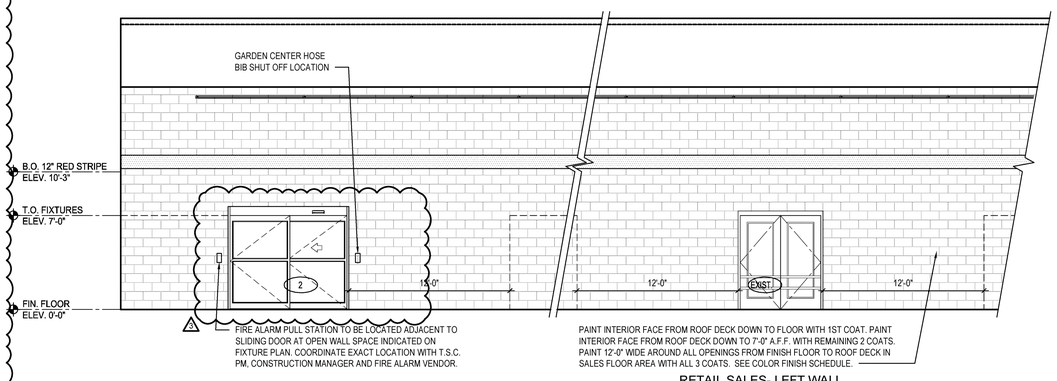
1 DRESSING ROOM PLAN DETAIL
3/8" = 1'-0"

NOTE:
NO ELECTRICAL CONDUIT, DEVICES AND/OR SPRINKLER PENETRATIONS TO BE MOUNTED ON OR THROUGH THIS WALL BELOW 13'-4" A.F.F.



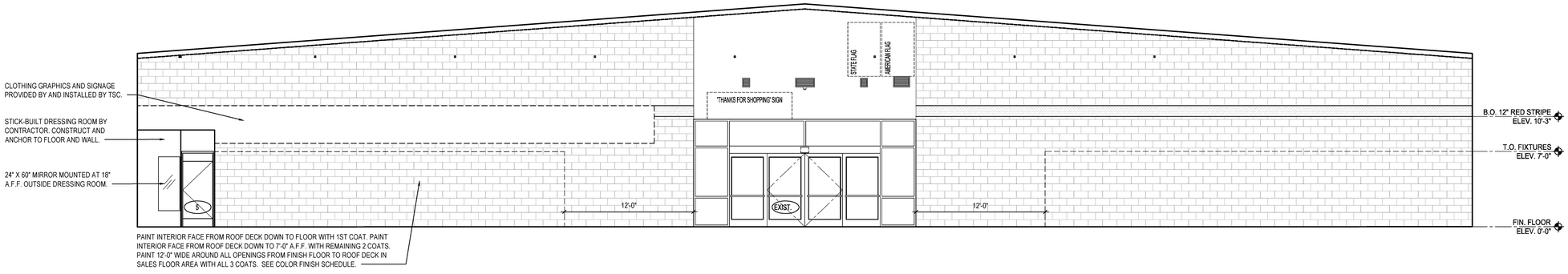
E3 RETAIL SALES- RIGHT WALL INTERIOR ELEVATION
3/16" = 1'-0"

NOTE:
CONFIRM INTERIOR PAINTING AND RED STRIPE INSTALLATION WITH T.S.C. P.M.



E2 RETAIL SALES- LEFT WALL INTERIOR ELEVATION
3/16" = 1'-0"

NOTE:
ROOF MAY BE SINGLE PITCH, SLOPING TO THE REAR. THIS ELEVATION IS INTENDED TO IDENTIFY PAINTING A GRAPHICS SCOPE.



E1 RETAIL SALES- FRONT WALL INTERIOR ELEVATION
3/16" = 1'-0"

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12/12/23

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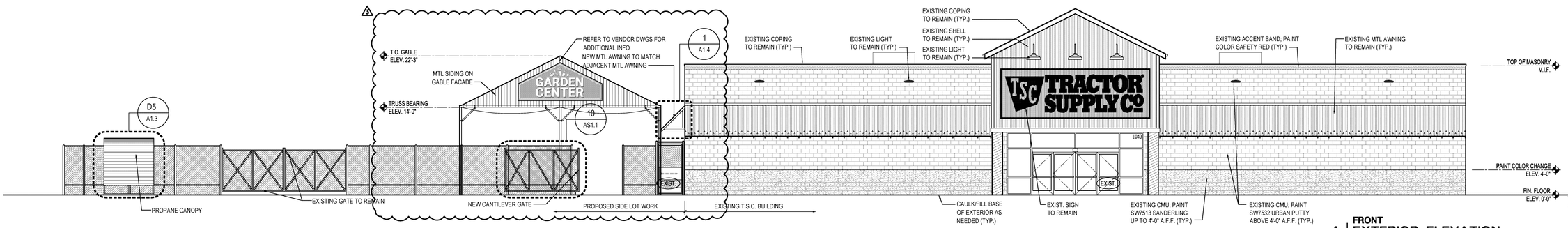
TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM
Date	Issue
10-28-22	PERMIT
12-6-23	3 REVISION 3

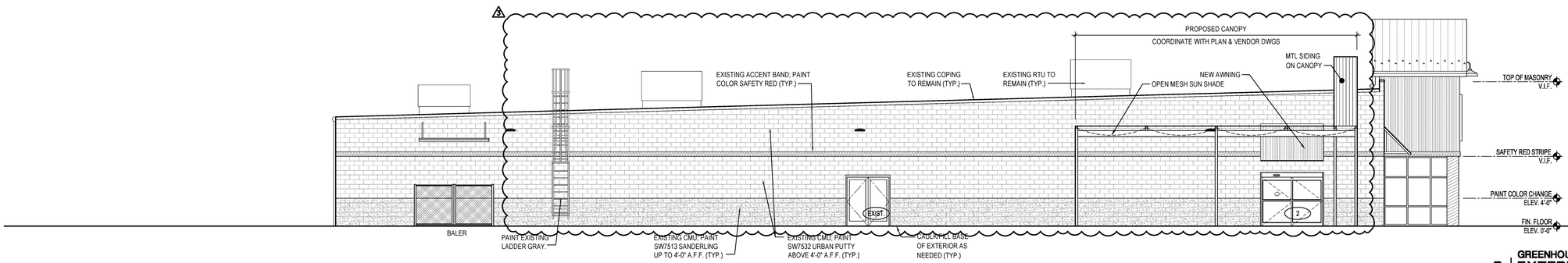
A5.0

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



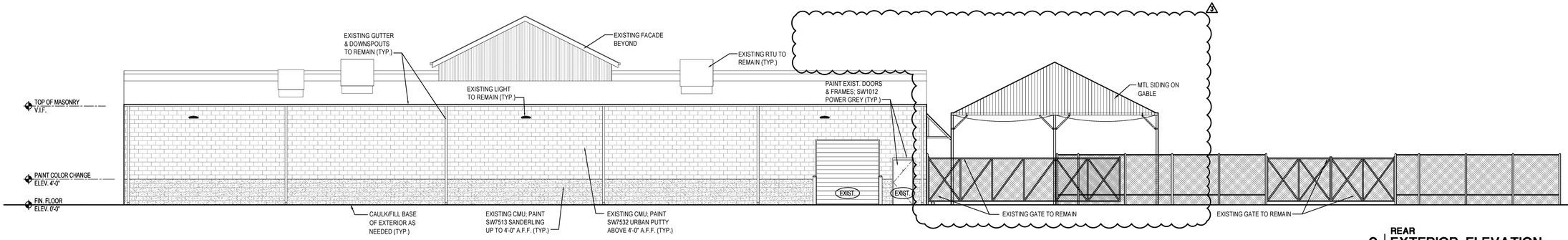
A | FRONT EXTERIOR ELEVATION

1/8" = 1-0"



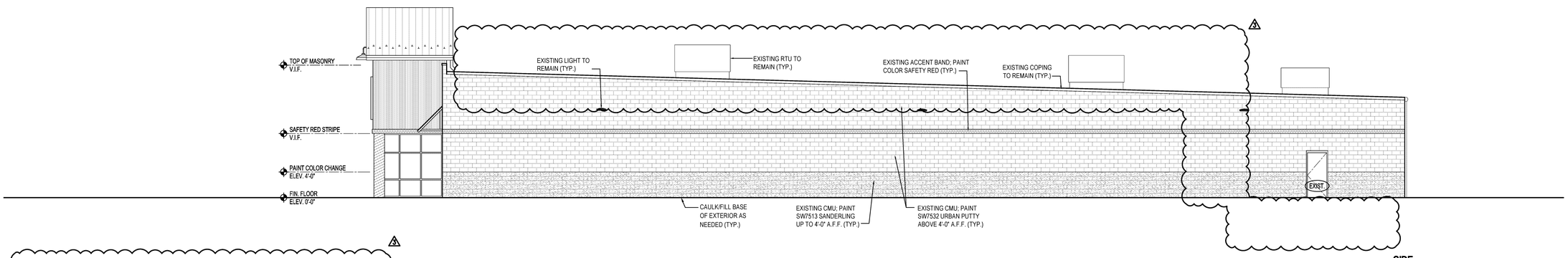
B | GREENHOUSE SIDE EXTERIOR ELEVATION

1/8" = 1-0"



C | REAR EXTERIOR ELEVATION

1/8" = 1-0"



D | SIDE EXTERIOR ELEVATION

1/8" = 1-0"

BUILDING PAINT COLORS

- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7513".
- THE WALLS ABOVE THE FOUNDATION LINE SHALL BE "URBAN PUTTY, SW 7532".
- THE BUILDING TRIM COLORS SHALL BE FIRESTONE "ALMOND SR" OR BERRIDGE "ALMOND".

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FUSION / SIDE LOT
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CHARLES TOWN, WV 25414

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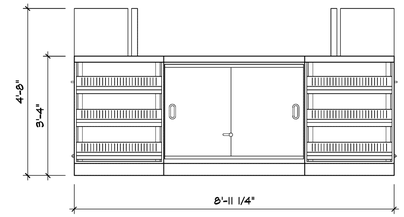
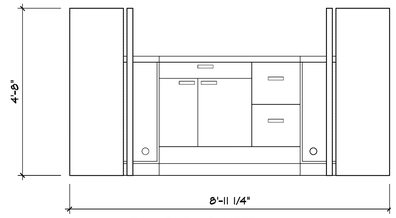
10-28-22	PERMIT
12-6-22	1 REVISION 1
12-6-23	3 REVISION 3

A6.0

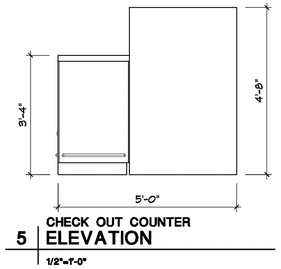
EXTERIOR ELEVATIONS



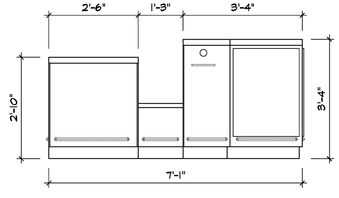
CHECK OUT COUNTER
7 | ELEVATION
1/2"=1'-0"



CHECK OUT COUNTER
6 | ELEVATION
1/2"=1'-0"



CHECK OUT COUNTER
5 | ELEVATION
1/2"=1'-0"



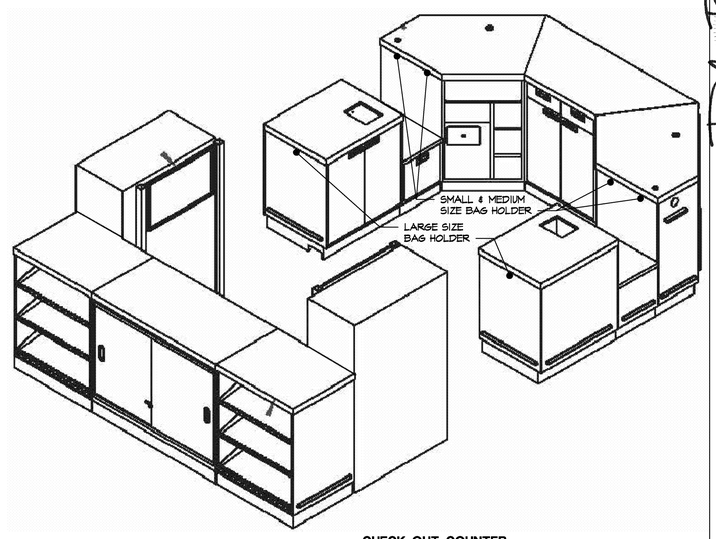
CHECK OUT COUNTER
4 | ELEVATION
1/2"=1'-0"



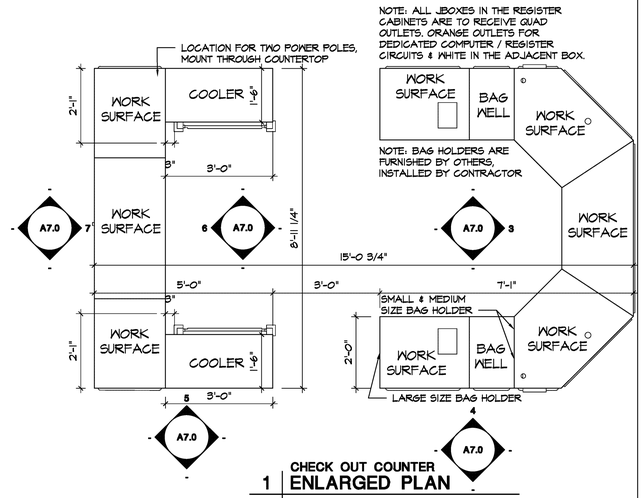
CHECK OUT COUNTER
3 | ELEVATION
1/2"=1'-0"

"U" REGISTER COUNTER

LANDLORD/ GENERAL CONTRACTOR RESPONSIBLE FOR RECEIVING' PLACING AND ASSEMBLY OF ALL TENANT SUPPLIED MILLWORK.



CHECK OUT COUNTER
2 | ISOMETRIC
NOT TO SCALE



CHECK OUT COUNTER
1 | ENLARGED PLAN
1/2"=1'-0"

DUSHAN BOUCHEK | ARCHITECT
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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

Richard Bouchek
12/12/23

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	JM
Date	Issue
10-28-22	PERMIT
12-6-23	3 REVISION 3

A7.0

POS DETAILS

STRUCTURAL GENERAL NOTES

Governing Code: Building Code 2018 of West Virginia (Adopts IBC 2018 with Amendments)

Building Risk Category (IBC Table 1604.5) Category II

SNOW LOADS		WIND LOADS			SEISMIC LOADS		LIVE LOADS	
Drift per ASCE 7		V		112 mph	Ie = 1.0		Roof	20 psf
Is =	1.0	Vasd		90 mph	Ss = 0.127		First Floor Retail	100 psf
Ct =	1.0	Exposure		B	S1 = 0.043			
Ce =	1.0	GCpi		±0.18	Site Class D			
Pg =	30 psf	Component Pressure (psf)			Sds = 0.136			
Pf =	30 psf	Roof 1	+16.0	-21.3	Sd1 = 0.069			
Rain on Snow 5 psf		Roof 2	+16.0	-35.7	Design Category B			
		Roof 3	+16.0	-53.7	Basic Seismic-Force-Resisting System:			
		Wall 4	+19.5	-21.1	Existing Ordinary Masonry Shear Walls			
		Wall 5	+19.5	-25.9	Design Base Shear: 0.19W			
		Pressures shown are for 10 sf effective wind area.			Cs = 0.19 R = 2			
					Analysis Procedure: N/A Change in W < 5%			

GENERAL:
1. The structure is designed to be self-supporting and stable after the building is completed and materials have attained their design strengths. It is the sole responsibility of the contractor to determine erection procedure and sequence to insure the safety of construction personnel, property, and component parts during all phases of construction. This responsibility includes the use of whatever shoring, temporary bracing, etc. that may be necessary.
   a. Contractor shall engage a West Virginia licensed engineer to provide shoring design calculations and installation drawings according to ASCE 37-14. Submit calculations and installation drawings to structural engineer of record for review prior to shoring installation.
2. The contractor shall conduct a pre-construction meeting with the owner's special inspector or special inspection coordinator to establish the scheduling of special inspections. Non-conforming construction due to failure to obtain special inspections shall be corrected and inspected at no cost to the owner. 3
3. The contractor shall perform all construction for the project in a manner and sequence that are based on accepted industry standards that recognize the interaction of the components that comprise the structure, without causing distress, unanticipated movements or irregular load paths as a result of the construction means and methods employed.
4. Details labeled "typical details" on drawings apply to situations occurring on the project that are the same or similar to those specifically detailed. Such details apply whether or not details are referenced at each location. Notify engineer of conflicts regarding applicability of "typical details".
5. Work these drawings with architectural, mechanical, plumbing and electrical drawings.
6. Do not scale drawings.
7. Contractors shall familiarize themselves with all proprietary products shown on the drawings. Such products shall be installed per the manufacturer's printed instructions unless shown otherwise in the details.
8. Prior to start of construction, contractor shall verify all existing construction, elevations and conditions. Any conditions discovered to be in variance with design documents shall be brought to the attention of the Architect immediately.
9. All structural building code requirements, standards, and specifications referenced are for the year referenced in the governing building code noted.
10. Shop drawings and other submittals:
    a. Submittals shall be checked and coordinated with other materials and trades by the general contractor and shall bear the contractor's review stamp with the checker's initials and date prior to being submitted to the architect for approval.
    b. General contractor's schedule shall allow for a minimum of 10 work days for architect's review and return of all submittals unless noted otherwise.
    c. Where dimensions or elevations of existing construction could affect the new construction, it is the contractor's responsibility to make field measurements for incorporation in the shop drawings.

CAST-IN-PLACE CONCRETE:
1. All concrete work is to be in accordance with Specifications for Structural Concrete for Building ACI 301 and ACI 302, 305 and 306 for the referenced year in the building code noted, unless noted otherwise.
2. All detailing, fabrication and placing of reinforcing bars shall conform to ACI 318, "Building Code Requirements for Structural Concrete", ACI 117, and the latest ACI detailing manual, unless noted otherwise.
3. Admixtures:
   a. Use high range water reducer (HRWR) for all slabs on grade and slabs on metal form.
   b. Use an approved air entraining agent for all concrete exposed to weather or vehicular traffic. Use 6% entrained air, plus 1% minus 1.5%.
   c. The use of calcium chloride or admixtures containing chlorides is prohibited.
   d. Use an approved water reducing agent or high range water reducer for all concrete except footings.
   e. Fly ash: A maximum of 15% by weight of the total cementitious material may consist of Type F flyash conforming to ASTM C618. This amount shall be used in calculating the water-cement ratio. Contractor's schedule shall account for longer curing times required.
3. Reinforcing Steel:
   a. Deformed bars per ASTM A615, Grade 60.
   b. Bars for welding to structural steel per ASTM A706.
   c. Epoxy - coated reinforcing bars per ASTM A934 for use in frost slabs.
   d. Lap reinforcement 40 diameters unless otherwise noted.

Bar	Minimum Lap (inches)
#3	15
#4	20
#5	25
#6	30

   e. Provide all accessories necessary to support reinforcement per CRSI recommendations.
   f. Welded wire fabric per ASTM A1064. Use mats only.
   g. Welded wire fabric in slab on grade shall be supported by "Mesh-Ups" as manufactured by Lotel, Inc. or approved equal. Use one 2 inch mesh up per 3 square feet.
   h. Minimum clearance for placement for reinforcing steel.
      1. Cast against and permanently exposed to earth - - - - - - - - - - - - - - - 3"
      2. Exposed to earth or weather:
         #5 and smaller - 1 1/2"
         #6 and larger - 2"
      3. Not exposed to weather or in contact with the ground:
         Slabs and walls, #11 and smaller - 3/4"
         Beams, girders, columns, principle reinforcement, ties and stirrups - - 1 1/2"
         Slabs on grade - 1 1/2"
4. Concrete Types Schedule:

LOCATION	STRENGTH	MAX SLUMP	COMMENTS
Slabs on grade, interior	4000	3"/7"	with HRWR, WWF
Slabs on grade, exterior	4000	3"/7"	with HRWR, Air
Grout for Masonry cores	3000	9"	3/8" max. aggregate

5. Cure all slabs using a moisture retaining cover or wet cure procedures.
6. Concrete mixes shall be proportioned in accordance with ACI 301. Interior slabs shall contain a minimum cement content of 520 lbs/cu.yd. and the maximum size aggregate blend permitted by ACI 301 Section 4.2.2.3.
7. Plastic contraction joint former shall be SureJoint by SureVoid Products. They shall be used in slabs receiving floor coverings.
8. Submittals:
   a. Submit ASTM C39 compressive strength test results for a minimum of four (4) samples of each proposed mix indicating 7 and 28 day compressive strength (psi).
   b. Submit data for proprietary material and items including admixtures, curing compound, inserts etc.
   c. Submit shop drawing of reinforcement, show bar schedules and diagrams together with placement drawings. Comply with ACI 315.
   d. Submit proposed concrete mix design including data on aggregates and cement. Submittals that omit intended Location of proposed concrete mix will be rejected without review. Submittals shall include field strength test record data for specified mixes per ACI 318, Chapter 5 and ACI 301, Section 4.2.3.4.

MASONRY:
1. The masonry elements of this building are designed in accordance with "Building Code Requirements for Masonry Structures" TMS 402/602
2. Materials and construction methods shall be as specified in "Specifications for Masonry Structures" TMS 402/602.
3. All testing and inspection shall be done by an independent testing laboratory.
4. Load bearing concrete masonry units shall conform to ASTM C90, f'm = 1500 psi determined by the unit strength method or prism test method.
5. Brick per ASTM C216, Grade SW, Type FBS, 8,000 psi minimum strength.
6. Mortar for unreinforced masonry per ASTM C270, Type S, 1,800 psi cube strength.
7. Grout per ASTM C476, 3000 psi minimum, coarse grout 3/8" maximum aggregate or ready mix concrete with 3/8" maximum aggregate, see Cast-In-Place Concrete specifications. Slump to be 9" ± 1".
8. Reinforcement:
   a. Wire for horizontal joint reinforcement per ASTM A82 ladder type, 9 gauge, galvanized after fabrication.
   b. Lap splices in horizontal joint reinforcement 7" minimum
   c. Reinforcing bars per ASTM A615, Grade 60, lap splices 48 diameters minimum and grout solid into walls.
   d. Use bar positioners for placement of vertical reinforcing bars per ACI 530.1, section 3.4.
9. Provide 16" of solid masonry under wall bearing beams and 8" of solid masonry under wall bearing slabs and lintels unless otherwise noted on the drawings.

STRUCTURAL STEEL:
1. Detailing, fabrication and erection shall be in accordance with the latest specifications of the American Institute of Steel Construction.
2. All structural steel shall be finished with white or light grey primer.
3. Anchor bolts into concrete or masonry shall be per ASTM A36 or ASTM F1554, Grade 36.
4. All welding to be performed in accordance with latest AWS specifications. Electrodes to be E70XX coated type, low hydrogen classification.
5. All wide flange structural steel sections shall be per ASTM A992, Grade 50.
6. All other structural and miscellaneous steel including but not limited to angles, channels, bearing plates, base plates, cap plates, etc., per ASTM A36.
7. Lintel beams built into exterior masonry walls shall be hot dip galvanized per ASTM A123.
   a. Oversized lintels to be painted with zinc rich primer and high build epoxy finish.
8. Submittals: Shop and Erection drawings shall be submitted for approval prior to fabrication according to Section 4 of the AISC Code of Standard Practice.

SPECIAL INSPECTIONS:
1. The owner shall obtain, in addition to the regular inspections conducted by the department of building safety, special inspection and testing services in accordance with the applicable building code and AHJ and provided by an approved independent testing laboratory per ASTM E329. Reports shall be sent directly to the Owner, Architect, Structural Engineer and Contractor. Concrete test reports shall also be sent to ready mix supplier. These services shall include the following:

   Concrete:
   During the taking of test specimens and placing of reinforced concrete (except slabs on grade).

   Bolts installed in concrete:
   Prior to and during the placement of concrete around bolts identified on the drawings (if any) as requiring special inspections.

   Reinforcing steel:
   For conformance with the approved plans prior to the closing of forms or the delivery of concrete to the job site.

   Structural Masonry:
   During the preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.

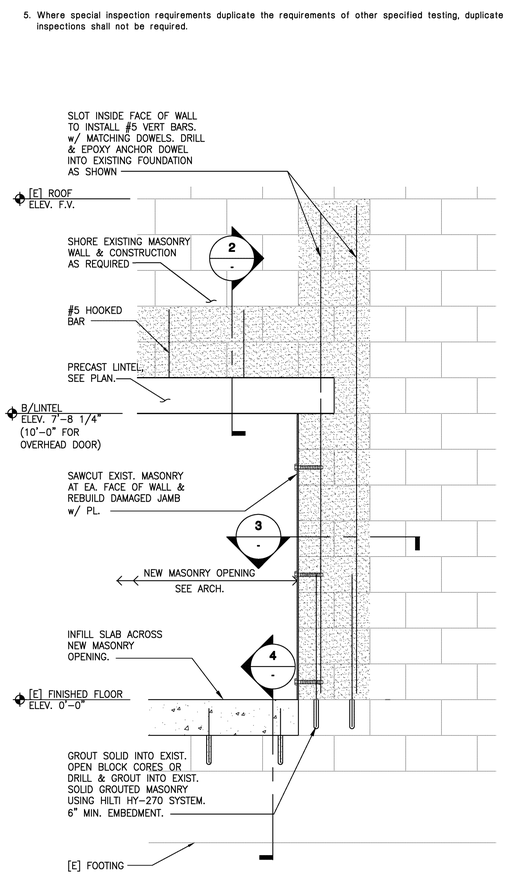
2. The special inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the building official for inspection of the particular type of construction or operation requiring special inspection.
3. Duties and responsibilities of the special inspector:

   Observe the work assigned for conformance to the approved contract documents. The inspector may not alter, modify, enlarge or waive any of the requirements of the contract documents.

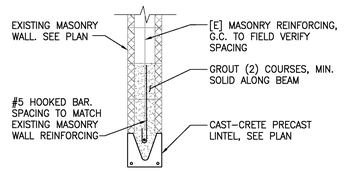
   Furnish inspection reports to the owner, the building official, and the design professional of record. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, submit a complete list of all outstanding discrepancies on a weekly basis to the owner, the building official, and the design professional of record until all corrections have been completed.

   Submit a final signed report stating whether the work requiring special inspections was, to the best of the special inspector's knowledge, in conformance with the approved contract documents and the applicable workmanship provisions of the building code.

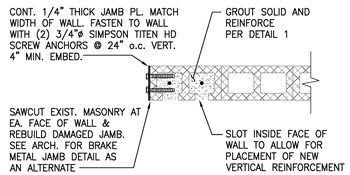
4. Structural Observation (as defined in chapter 17 of the building code) is not required.
5. Where special inspection requirements duplicate the requirements of other specified testing, duplicate inspections shall not be required.



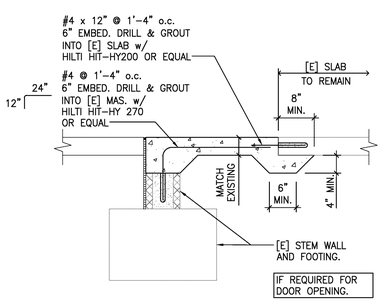
1 | DETAIL
TYPICAL LINTEL IN [E] MASONRY WALL



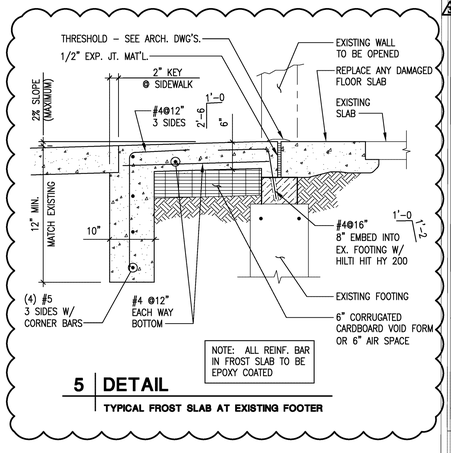
2 | DETAIL
TYPICAL SECTION AT NEW LINTEL



3 | DETAIL
TYPICAL JAMB REINFORCEMENT AT NEW OPENING



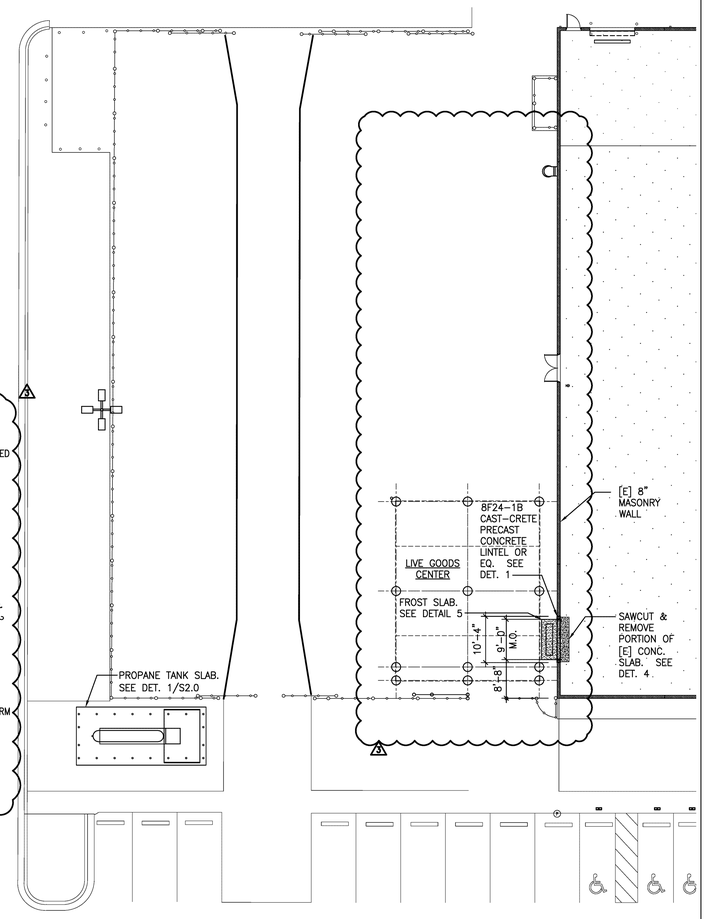
4 | DETAIL
TYPICAL NEW TO EXISTING SLAB AT NEW OPENING



5 | DETAIL
TYPICAL FROST SLAB AT EXISTING FOOTER

VERIFICATION AND INSPECTION TASKS PER IBC 2018	CONTINUOUS INSPECTION	PERIODIC INSPECTION	REFERENCED STANDARD
STRUCTURAL STEEL SPECIAL INSPECTIONS PER REQUIREMENTS OF AISC 360 (IBC SECTION 1705.2.1)			
CONCRETE CONSTRUCTION (SECTION 1705.3 AND TABLE 1705.3)			
1. INSPECTION OF REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X	ACI 318: CH. 20, 25.2, 25.3, 26.6
2. INSPECTION OF ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2
3. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS			
A. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS			ACI 318: 17.8.2.4
4. VERIFYING USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 26.5
8. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS			
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED			ACI 318: 26.11.1.2
MASONRY CONSTRUCTION INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 REQUIREMENTS (IBC SECTION 1705.4)			

SLAB SCHEDULE		
LOCATION	THICKNESS & REINF.	SUB BASE
INTERIOR	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	10 MIL. VAPOR RETARDER ON 4" COMPACTED GRAVEL
SIDEWALK	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	4" COMPACTED CRUSHED STONE



STRUCTURAL KEY PLAN
1/16" = 1'-0"

N

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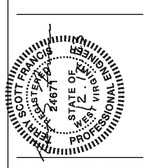

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

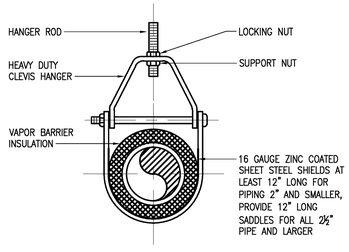
Project No.:	20450
Drawn By:	KWB
Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-8-23	3 REVISION 3

S1.0

STRUCTURAL PLAN AND NOTES

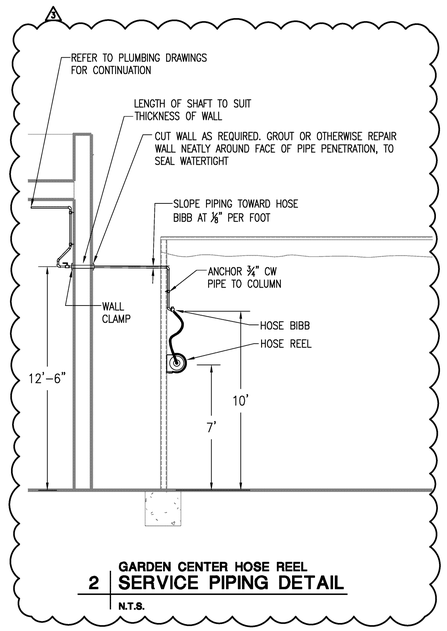
PLUMBING FIXTURE SPECIFICATIONS

MARK	DESCRIPTION	***SUBMIT SUBSTITUTIONS FOR EQUAL PRODUCTS TO T.S.C. P.M. FOR APPROVAL
BS	BREAKROOM SINK: (SINGLE BOWL, S.S., GOOSENECK): BREAKROOM SINK AND FAUCET SHALL BE FURNISHED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR. PROFLO MODEL PFSR2521553C 21"x15"x5.5" DEEP BOWL 20 GA. STAINLESS STEEL, SELF RIM, AND REAR DECK FAUCET (1.8 GPM) MOUNTING WITH 3 HOLES. COMPLETE WITH PROFLO MODEL PFXC1414MCPLS FAUCET WITH GOOSENECK SPOUT AND METAL LEVER HANDLE, POLISHED CHROME FINISH MCGUIRE 8912 P-TRAP, AND TWO MCGUIRE 2165-CC SUPPLIES WITH STOPS. PROVIDE A TRUEBRO INC., HANDI-LAV-GUARD INSULATION KIT MODEL 102W WITH ACCESSORY 105W. MOUNT FIXTURE WITH FLOOD RIM MAX. 34" AFF.	
HB	HOSE BIBB: WOODFORD MODEL 24, 3/4", ANTI-SIPHON WITH NIDEL MODEL 34HF VACUUM BREAKER.	
HR	HOSE REEL: REEL CRAFT MODEL GCD83050 OLP. MOUNT FROM STRUCTURE. COORDINATE EXACT LOCATION WITH LATEST TSC FIXTURE PLAN AND TSC PM.	
WC	WATER CLOSET (ACESSIBLE, FLOOR MTD., PRESSURE ASSISTED FLUSH TANK): KOHLER HIGHLINE K-3519, 12" ROUGH-IN, 1.0 GPF, WITH SLOAN FLUSHMATE PRESSURE ASSIST, LOW CONSUMPTION, VITREOUS CHINA, 17-1/8" HIGH, ELONGATED BOWL FLUSH TANK WATER CLOSET WITH RIGHT HAND TRIP LEVER. PROVIDE KOHLER K-4666-C-0 ELONGATED, OPEN-FRONT TOILET SEAT, K-5420 BOLT CAPS. FOR LEFT HAND TRIP LEVER PROVIDE W/ ALTERNATE TANK CONFIGURATION MODEL K-3519-LH. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CORRECT TANK SELECTION W/ LATEST ARCHITECTURAL DRAWINGS TO ACCOMMODATE ADA ACCESSIBILITY PRIOR TO ORDERING.	



SINGLE HORIZONTAL RUNS WITH VAPOR BARRIER INSULATION

1 | CLEVIS HANGER DETAIL
N.T.S.



GARDEN CENTER HOSE REEL
2 | SERVICE PIPING DETAIL
N.T.S.

KEYED NOTE SCHEDULE

1. REPLACE EXISTING BREAKROOM SINK. SINK TO BE PROVIDED BY TRACTOR SUPPLY COMPANY. RECONNECT WASTE, VENT, SINK AND WATER TO EXISTING LINES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
2. CAPACITY TEST EXISTING MOP SINK. BID AS ALTERNATE TO REPLACE WITH NEW "LIKE FOR LIKE" UNIT IF BASIN AND/OR FAUCET ARE FOUND LEAKING.
3. THOROUGHLY CLEAN AND SANITIZE EXISTING ELECTRIC WATER COOLER.
4. EXISTING LAVATORY TO BE REUSED. CLEAN WALL MOUNTED SINK(S) AND RE-CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM SINK TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES, ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE. REPLACE ADA WRAPS.
5. EXISTING WATER CLOSET TO BE REUSED. CLEAN WATER CLOSET AND REPLACE THE SEAT. RE-CAULK TO FLOOR. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, BID AS ALTERNATE TO FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE.
6. EXISTING URINAL TO BE REUSED. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM URINAL WALL. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. RETROFIT EXISTING FLUSHVALVE WITH ZURN MODEL ZERK-CPM MOTION SENSOR.
7. REPLACE EXISTING WATER CLOSET PER PLUMBING FIXTURE SCHEDULE. USE EXISTING UTILITIES WITHIN WALLS AND FLOOR TO RE-CONNECT AT MODIFIED LOCATIONS. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING UTILITY CONNECTIONS BEFORE CONSTRUCTION.

PLUMBING GENERAL NOTES:

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. IDENTIFY POTENTIAL INTERFERENCES WITH NEW WORK AND REPORT TO ARCHITECT IMMEDIATELY. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

C. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITION PRIOR TO START OF WORK.

D. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

E. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

F. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

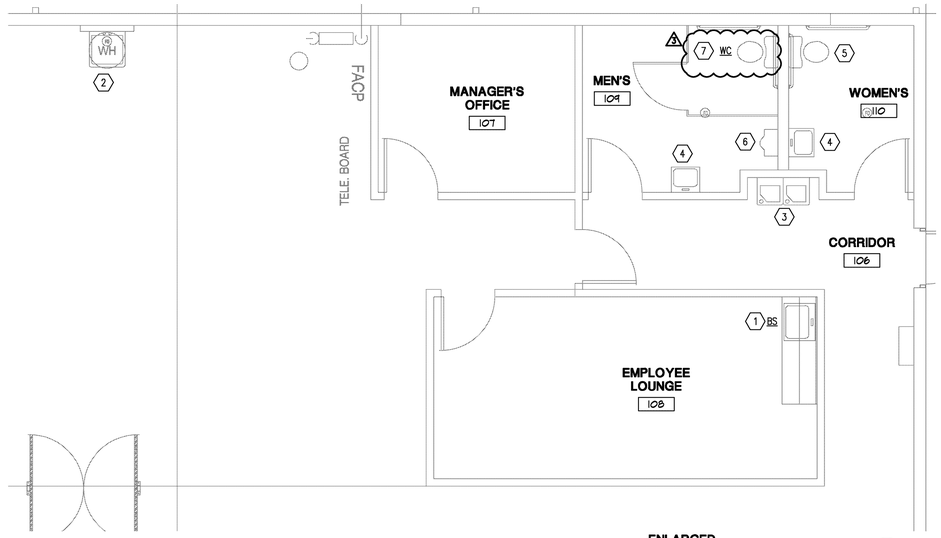
G. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

H. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

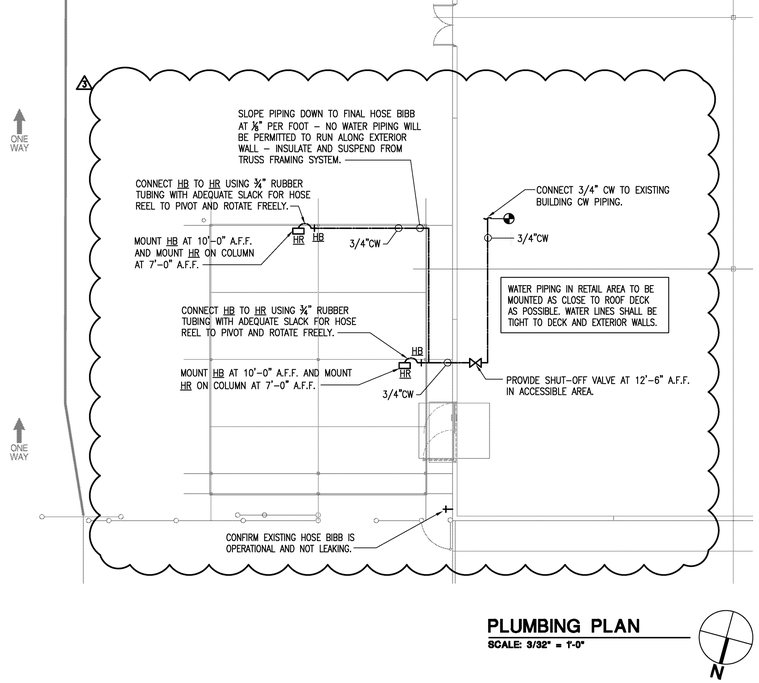
I. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS OF FIRE-RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

J. ALL DOMESTIC COLD AND HOT WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET. DOMESTIC COLD AND HOT WATER PIPES TO HAVE 1/2" THICK INSULATION.

K. PVC PIPING IS NOT ALLOWED TO BE INSTALLED ABOVE GRADE UNLESS PERMITTED BY CODE AND IS NOT ALLOWED TO BE INSTALLED IN RETURN AIR PLENUMS.



ENLARGED
PLUMBING PLAN
SCALE: 1/4" = 1'-0"



PLUMBING PLAN
SCALE: 3/32" = 1'-0"

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No.:	20450
Drawn By:	DAM

Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-6-23	3 REVISION 3

P1.0

PLUMBING PLAN

PANEL: C (NEW)				MAIN:	100A MAIN CIRCUIT BREAKER	VOLTAGE:	120/208
				PHASE:	3	WIRE:	4
MOUNTING:	SURFACE	LOCATION:	STOCKROOM 105	FEED THRU LUGS:	NO	ISOLATED GROUND BUS:	NO

CKT	NOTE	BKR	LOAD DESCRIPTION	KVA	A#	B#	C#	KVA	LOAD DESCRIPTION	BKR	NOTE	CKT
1	LZ1B	20/1	FIXTURE LIGHTING	1.0	1.0			0.0	SPARE	15/1		2
3	LZ1B	20/1	FIXTURE LIGHTING	1.0		1.0		0.0	SPARE	20/1		4
5	LZ1B	20/1	FIXTURE LIGHTING	1.0			1.0	0.0	SPARE	20/1		6
7		20/1	FIXTURE RECEPTACLE	0.6	0.6			0.0	SPARE	20/1		8
9	LZ3	20/1	SIGNAGE	0.5		0.5		0.0	SPARE	20/1		10
11		20/1	SALES FLOOR AH COOLER	0.8			1.8	1.0	CHICK DAYS POWER REEL	20/1		12
13		20/1	SELF CHECKOUT/TV RCPT	0.9	1.9			1.0	CHICK DAYS POWER REEL	20/1		14
15		20/1	MOBILE POS RCPT	0.2		1.2		1.0	FIXTURE LIGHTING	20/1	LZ1B	16
17		20/1	CHICK DAYS POWER REEL	1.0			2.0	1.0	HAND DRYER	20/1	L	18
19		20/1	CHICK DAYS POWER REEL	1.0	2.0			1.0	HAND DRYER	20/1	L	20
21	LZ1A	20/1	LIVE GOODS CENTER LIGHTS	0.4		0.4		0.0	SPARE	20/1		22
23	L	20/1	LIGHTING CONTROL PANEL	0.5			1.0	0.5	AUTOMATIC DOOR	20/1		24
25		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		26
27		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		28
29		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		30
31		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		32
33		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		34
35			SPACE						SPACE			36
37			SPACE						SPACE			38
39			SPACE						SPACE			40
41			SPACE						SPACE			42
			TOTAL KVA PER PHASE:		5.5	3.1	5.8					
			TOTAL KVA:		14.4							
			TOTAL AMPS:		40.0							

NOTES:
- L HANDLE LOCK
- GFI GROUND FAULT INTERRUPTING
- AFI ARC FAULT INTERRUPTING
- CO CONTINUOUS DUTY
- H HACR RATED

NOTES:
- LZ1A ROUT THRU RELAY ZONE #1A (EMPLOYEE)
- LZ1B ROUT THRU RELAY ZONE #2B (CUSTOMER)
- LZ3 ROUT THRU RELAY ZONE #3 (EXTERIOR)

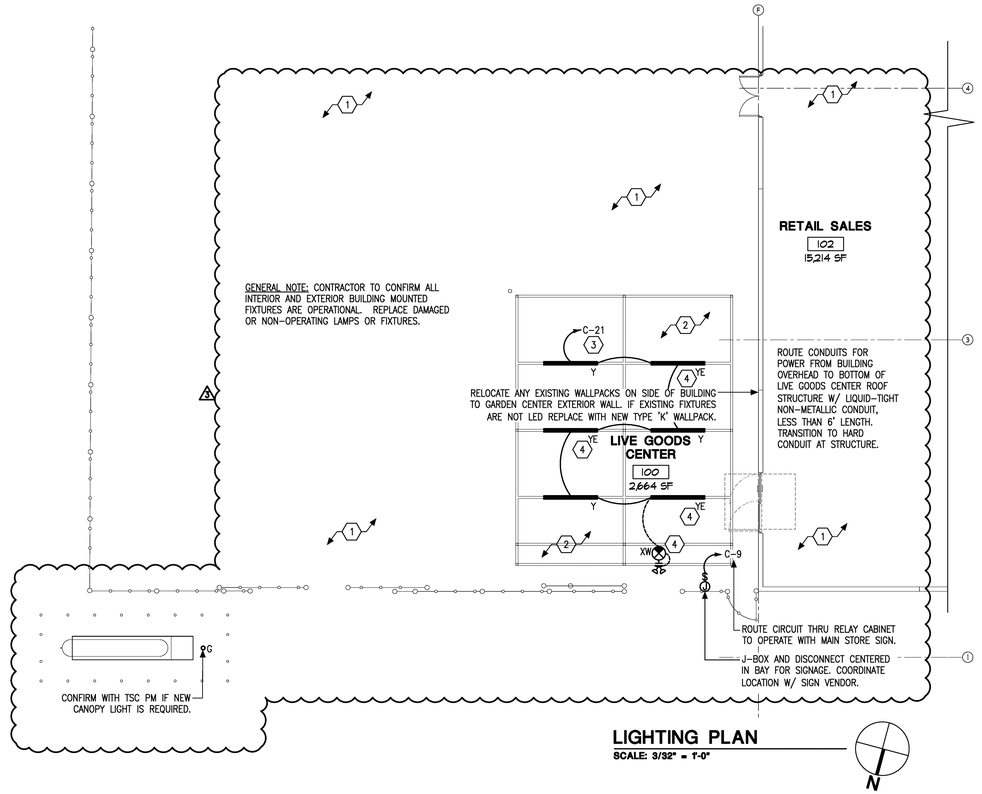
NOTES:

EC IS TO VERIFY IF THERE ARE ADEQUATE SPARES/SPACES AVAILABLE WITHIN THE EXISTING PANELS FOR THE NEW CIRCUITS REQUIRED. EC SHALL PROVIDE THE SUB-PANEL ONLY IF NECESSARY.

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	MANUFACTURER CATALOG NO.	MOUNTING	LAMPS	FIXTURE WATTS	VOLTAGE	DESCRIPTION
G		MAXLITE HL-AR100UW-50G-D1	PENDANT	9,600 LUMEN LED 5000K	100	UNIV.	CLASS 1 DIV. 1 PROPANE STATION LTG. AMBIENT OPERATING TEMP. -40°C - 60°C.
Y		METALUX 8VT2-LD5-9-DR-UNV-L850-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	8' LED STRIP WITH LENS AND GASKET
YE		METALUX 8VT2-LD5-9-DR-UNV-EL10W-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	SAME AS 'Y' BUT PROVIDE WITH INTEGRAL EMERGENCY BATTERY
K		LITHONIA DSXW1LED-10C-1000-50K-T3M-MVOLT-BBW-DDBXD	SURFACE	N/A	39	120V	NEW LED WALLPACK IF REQUIRED TO REPLACE EXISTING NON-LED FIXTURES.
X		EXITRONIX LIGHTING VEX-U-BP-WB-WH	SURFACE	INCL.	-	UNIV.	LED EXIT SIGN
XW		EXITRONIX LIGHTING VEX-WP-1-WB-WH / LL50H-N4-IH	SURFACE	INCL.	-	UNIV.	WEATHERPROOF LED EXIT SIGN AND EMERGENCY LIGHT

NOTES:
1. EC SHALL ORDER LIGHTING FIXTURES & POWER POLES THROUGH TRACTOR SUPPLY COMPANY'S NATIONAL AGREEMENT WITH VILLA LIGHTING SUPPLY, INC. CONTACT ANNE VOELKER (TRACTORSUPPLY@VILLALIGHTING.COM) AT 314-633-0554 FOR ORDER PLACEMENT.
2. EC IS NOT RESPONSIBLE FOR PURCHASING LIGHTING FIXTURES & POWER POLES AS VENDOR WILL INVOICE TRACTOR SUPPLY DIRECTLY.



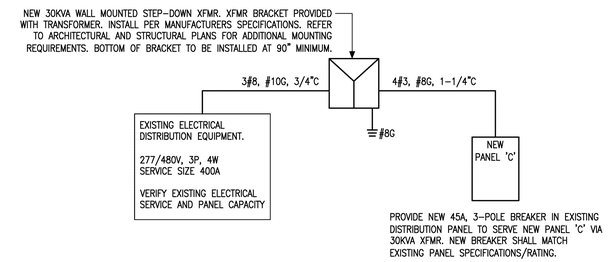
LIGHTING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. ALL DEVICES, EQUIPMENT, FIXTURES, ETC. MUST BE GROUNDED BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR. MECHANICAL/ELECTRICAL BONDS OF THE METALLIC RACEWAY SYSTEM SHALL ALSO BE MAINTAINED.
2. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED A LIMIT OF 3%.
3. CIRCUITS MAY BE COMBINED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN NINE (9) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.
4. ALL CONDUITS SHALL CONTAIN A GROUND WIRE SIZED PER NEC TABLE #250-122. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY (ACCORDING TO CIRCULAR MIL AREA) FROM THE SIZE REQUIRED BY NEC TABLE #250-122.
5. EXPOSED CONDUITS, WHERE PERMITTED, SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO BUILDING STRUCTURAL MEMBERS.
6. ALL DEVICE COVER PLATES SHALL BE WHITE UNLESS NOTED OTHERWISE.
7. EXPOSED STRUCTURAL METAL BUILDING FRAME SHALL BE BONDED TO THE NEAREST GROUNDING ELECTRODE, GROUNDED CONDUCTOR AT SERVICE OR GROUNDING ELECTRODE CONDUCTOR OF SUFFICIENT SIZE.
8. ELECTRICAL PANELBOARDS SHALL BE PROPERLY LABELED FOR NEW AND EXISTING CIRCUIT BREAKERS.

(X) KEYED NOTE SCHEDULE

1. ENSURE ALL EXISTING SITE POLE AND INTERIOR/EXTERIOR LIGHTING FIXTURES ARE IN GOOD WORKING ORDER. REPAIR AND/OR REPLACE FIXTURES AS NEEDED. BID AS ALTERNATE IF REPAIRS ARE NEEDED.
2. COORDINATE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
3. PROVIDE (3)#12, #12G, 3/4"C TO 20A, 120V LIGHTING CIRCUIT, ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO OPERATE LIGHTING WITH RETAIL SPACE PROVIDE UN-SWITCHED HOT FOR EMERGENCY BALLASTS/BATTERY AS NEEDED. PROVIDE ADDITIONAL RELAYS AS NEEDED. COORDINATE EXACT REQUIREMENTS.
4. CIRCUIT EMERGENCY BALLAST/BATTERY BACKUP TO UN-SWITCHED CONTINUOUSLY HOT CONDUCTOR OF CIRCUIT INDICATED.



1 PARTIAL ONE-LINE DIAGRAM
N.T.S.

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No:	20450
Drawn By:	TP

Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-8-23	3 REVISION 3

E1.0

LIGHTING PLAN

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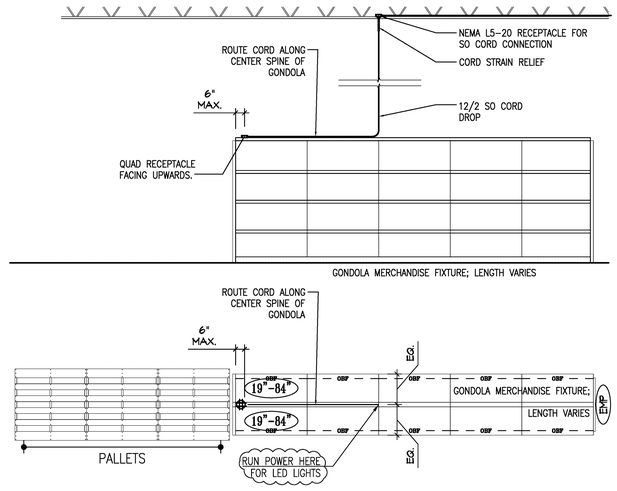
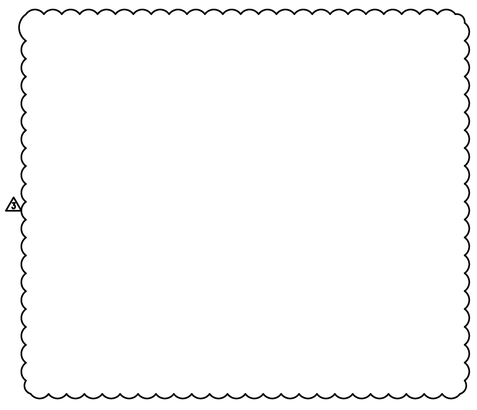
Job Path:\CLIENT\Tractor Supply Co\2022 Remodel Projects\20750 1625 Charles Town WV Combo\XTB TSC Combo Charles Town WV 1625.dwg
Drawn By:Jose DeJesus

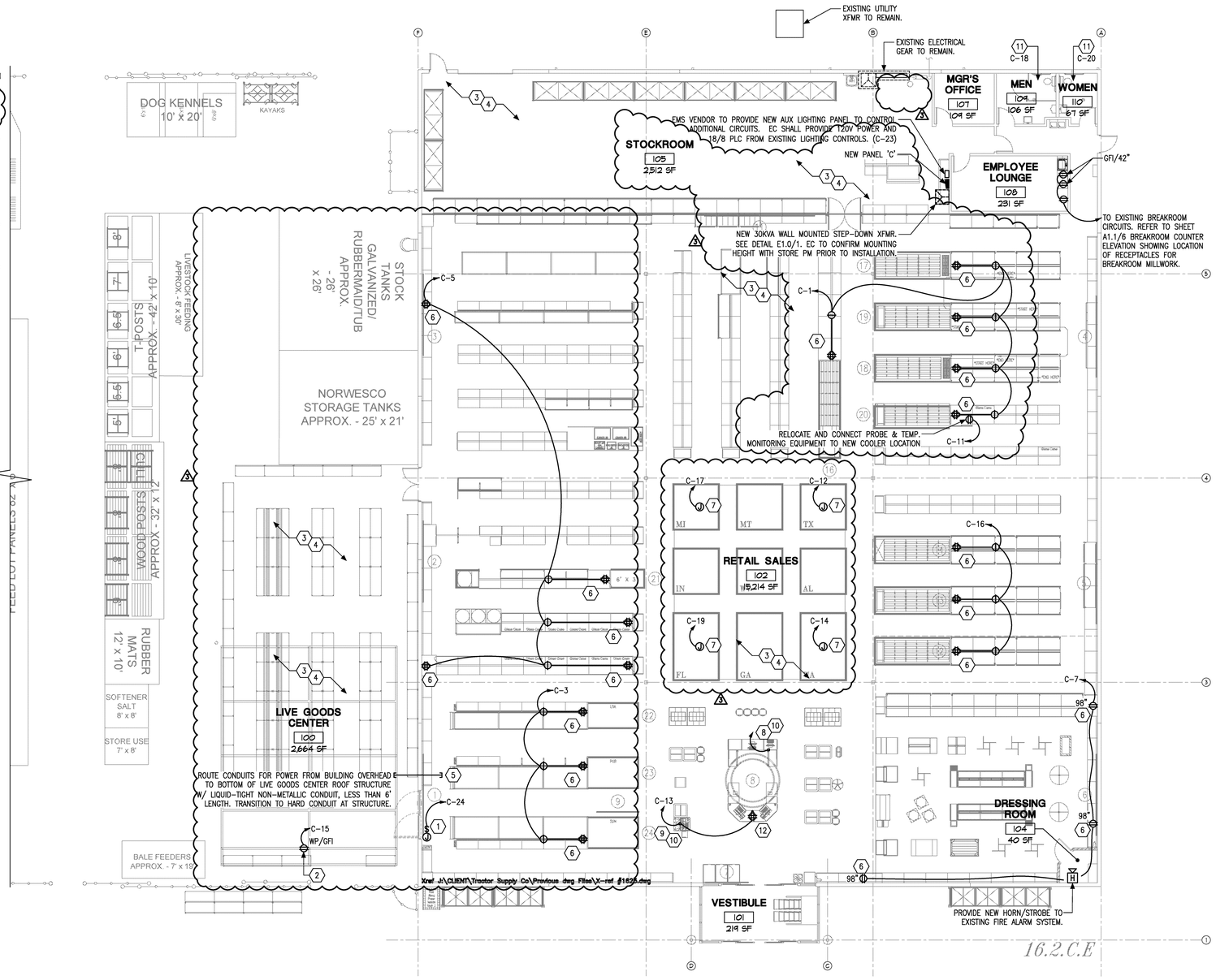
KEYED NOTE SCHEDULE

1. JUNCTION BOX FOR POWER CONNECTION TO MOTORIZED DOOR. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ DOOR VENDOR.
2. PROVIDE WP DUPLEX RECEPTACLE W/ IN-USE COVER PLATE IN A CAST BOX MOUNTED TO SHADE STRUCTURE POST FOR MOBILE POS SYSTEM.
3. REPAIR OR REPLACE ANY DAMAGED OUTLETS, RECEPTACLES, AND RECEPTACLE COVERS. ENSURE ALL RECEPTACLES ON EXTERIOR OF BUILDING ARE IN PROPER WORKING ORDER, ARE GFI PROTECTED, AND HAVE A WEATHERPROOF WHILE-IN-USE TYPE COVER.
4. REPAIR ALL ELECTRICAL CONCERNS IN THIS AREA. FIRE ALARM DETECTION AND NOTIFICATION DEVICES IN THIS AREA TO BE PROVIDED BY FIRE ALARM VENDOR.
5. PROVIDE 3/4"C STUB FROM BUILDING INTO LIVE GOODS CENTER STRUCTURE BELOW EAVE FOR LOW VOLTAGE / SECURITY WIRING. ROUTE CONDUITS OVERHEAD TO BOTTOM OF LIVE GOODS CENTER ROOF STRUCTURE W/ LIQUID-TIGHT NON-METALLIC CONDUIT, LESS THAN 6' LENGTH, TERMINATE W/ CLAMP AT UNDERSIDE OF STRUCTURE.
6. PROVIDE ELECTRICAL DROP FOR LED LIGHTING IN FIXTURE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. REFER TO DETAIL 1, LIGHT BOX ELECTRICAL DROP DETAIL. ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO BE CONTROLLED WITH SALES FLOOR LIGHTING.
7. "CHICK DAYS" POWER LOCATION. INSTALL OUTLET TO BOTTOM OF JOIST, VERIFY EXACT LOCATION W/ TSC FINAL FIXTURE PLAN. PROVIDE POWER REEL CONNECTED TO OUTLET, HUBBELL #HBLC40123TT.
8. REWORK EXISTING CASHWRAP POWER AND DATA DROPS AND CUSTOMER SERVICE POWER AND DATA DROPS TO NEW FUSION CASHWRAP. SPLICE AND EXTEND EXISTING CIRCUITS AS REQUIRED. PROVIDE NEW BLACK POWER POLE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. GC SHALL PLACE ORDER FOR THE POWER POLES WITH VILLA LIGHTING (ANNE VOELKER – ANNE.VOELKER@VILLALIGHTING.COM, 314-633-0554). TSC WILL PURCHASE THE POWER POLES BASED ON GC'S ORDER. REFER TO FUSION CASHWRAP DETAIL ON THIS SHEET.
9. ROUTE TWO CAT6 CABLES FROM SELF CHECKOUT TO THE IT RACK. PROVIDE 20' OF CABLE AT BOTH ENDS COILED AT CEILING W/ LABELS.
10. FURNISH AND INSTALL POWER POLES FROM SALES COUNTERTOPS TO CEILING STRUCTURE. RELOC #PP2-L183-HW-B-BLACK. REFER TO OFFICIAL TSC FIXTURE PLAN LAYOUT FOR EXACT LOCATIONS. ATTACH POWER POLE TOP TO UNI-STRUT AT BAR JOIST W/ A U CLAMP TO THE TOP OF THE POWER POLE AT THE BAR JOIST. LOOSEN THE U BOLT USED TO TIGHTEN THE CONNECTION TO THE POWER POLE SO THAT THE POWER POLE IS ABLE TO REMAIN IN POSITION AND THE ROOF CAN FLEX DURING EXPANSION AND CONTRACTION W/OUT DAMAGING THE POWER POLE.
11. PROVIDE NEW JUNCTION BOX FOR HAND DRYER. COORDINATE MOUNTING HEIGHT AND EXACT LOCATION W/ ARCHITECT.
12. PROVIDE POWER FOR SUSPENDED TV @ 9'-6"AFF LOCATED ABOVE CASHWRAP. COORDINATE LOCATION W/ LOW VOLTAGE VENDOR. RCPT TO BE INSTALLED ON INSIDE OF STEEL BRACKET, ROUTE MC CABLE ON OUTSIDE OF SUSPENSION POLE SECURED TO POLE.



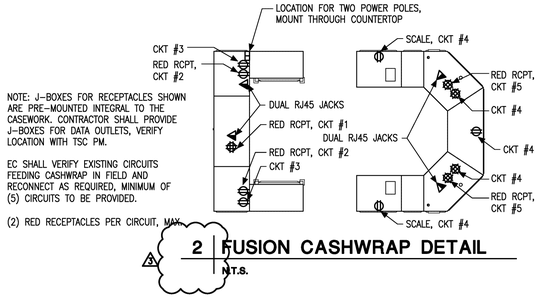
LIGHT BOX
1 ELECTRICAL DROP DETAIL
N.T.S.





16.2.C.E

POWER PLAN
3/32" = 1'-0"



2 FUSION CASHWRAP DETAIL
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Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-6-23	3 REVISION 3

E2.0

POWER PLAN

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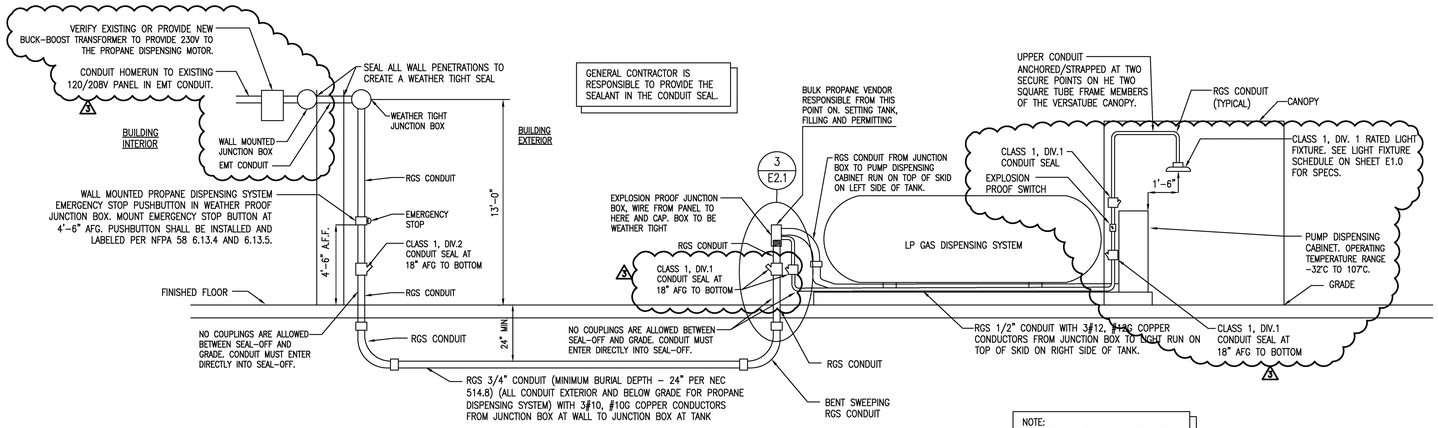
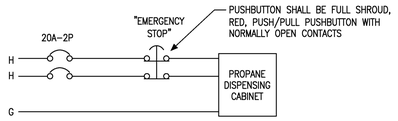
Drawn By:Jose Dubeus

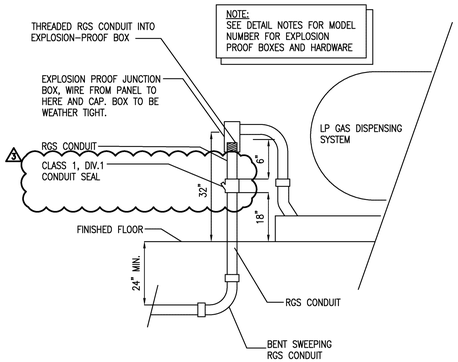


NOTE:
TSC CONTACT FOR BULK PROPANE:
FELICIA MINGS (615)-4404217

1 | PROPANE DISPENSING SYSTEM
N.T.S.



2 | PROPANE DISPENSING SYSTEM CONTROL DIAGRAM
N.T.S.



3 | ENLARGED DETAIL
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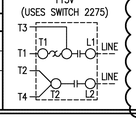
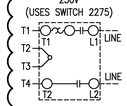
WIRE SIZING CHART

PUMP MODEL	MOTOR RATED VOLTAGE	MINIMUM STARTING VOLTAGE	FLA	MINIMUM WIRE SIZE FOR LENGTH OF RUN		
				0-100'	TO-200'	TO-300'
C12	115	115	24	8	4	2
	230	212	12	12	10	8

115V (USES SWITCH 2275)

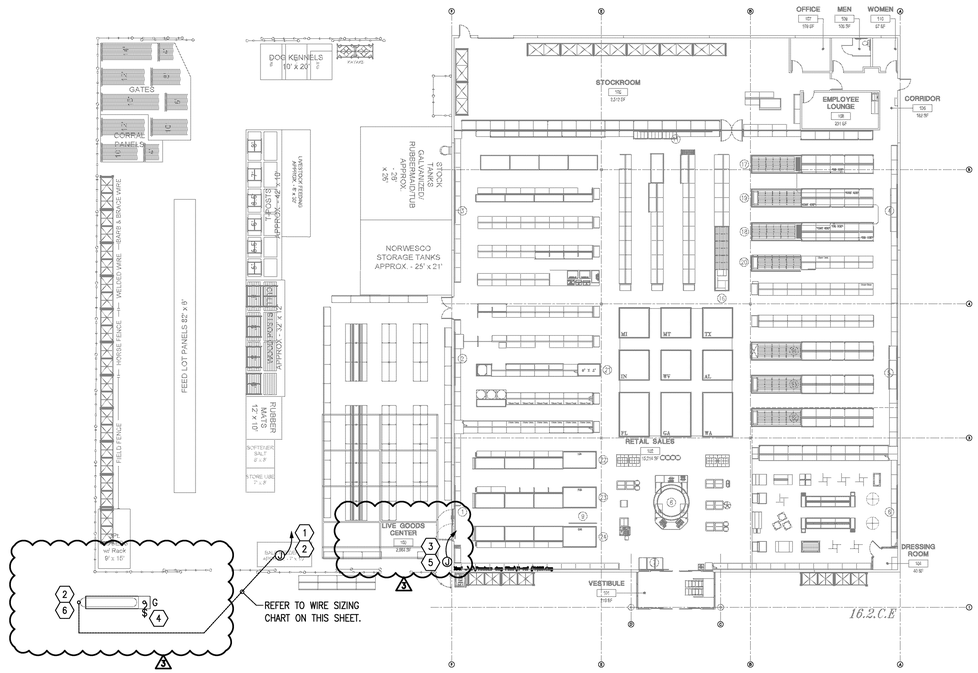


230V (USES SWITCH 2275)



5

NOTES:
2. PREFERRED MOTOR VOLTAGE IS 230V.
3. VERIFY INITIAL VOLTAGE DROP DURING MOTOR INRUSH DOES NOT DROP STARTING VOLTAGE BELOW MINIMUM REQUIREMENTS.
4. PROVIDE BUCK/BOOST TRANSFORMER AT PANELBOARD TO INCREASE VOLTAGE IF NECESSARY.



PROPANE RELOCATION POWER PLAN
SCALE: 1" = 20'

PROPANE RESPONSIBILITY NOTES:

IF PROPANE IS DELIVERED PRIOR TO FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. GC IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CABINET.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. BULK PROPANE VENDOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

DETAIL NOTES:

1. CONDUIT FROM BUILDING TO DISPENSING SYSTEM SHALL BE ROUTED MINIMUM 24" BELOW GRADE PER NEC ARTICLE 514.8.
2. ALL EQUIPMENT LOCATED WITHIN FIVE FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 1 HAZARDOUS LOCATIONS.
3. ALL EQUIPMENT LOCATED BETWEEN FIVE FEET OF TANK AND 20 FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 2 HAZARDOUS LOCATIONS.
4. ALL CONDUIT SHALL BE RGS. NO MC OR BLACK IRON PERMITTED. ALL FITTINGS ON RGS CONDUITS SHALL BE THREADED.
5. CONDUIT SEALS SHALL BE INSTALLED ON ALL CONDUITS THAT PASS INTO OR THROUGH THE CLASS 1, DIVISION 1 OR 2 HAZARDOUS BOUNDARIES WITHIN TEN FEET AFTER PENETRATION ABOVE GGRADE ON EACH END OF CONDUIT PER NEC 514.9.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.
7. REFERENCE SHEET A-1 FOR EXACT LOCATION OF CONDUIT STUB-UP AT PROPANE TANK.

(X) KEYED NOTE SCHEDULE

1. SPLICE AND EXTEND EXISTING PROPANE DISPENSING CIRCUITS TO NEW PROPANE LOCATION. IF ADDITIONAL CIRCUIT LENGTH REQUIRES INCREASED WIRE SIZE DUE TO WIRE SIZING CHART, NEW CIRCUITING SHALL BE EXTENDED FULL LENGTH FROM PANEL TO PROPANE DISPENSING UNIT.
2. EXISTING PROPANE DISPENSING SYSTEM TO BE RELOCATED. REMOVE ALL ASSOCIATED ELECTRICAL EQUIPMENT AND WIRING. CONDUITS SHALL BE CUT BELOW GRADE AND SURFACE PATCHED TO MATCH SURROUNDING SURFACES. LOCATION FOR CONDUIT PENETRATION THROUGH GRADE FROM BUILDING TO PROPANE GAS DISPENSING SYSTEM. VERIFY WITH TSC PROJECT MANAGER IF SCP CANNOT BE FOLLOWED. REFERENCE DETAILS 1,2,3 ON SHEET E2.1.
3. PROPANE EMERGENCY STOP BUTTON, LOCATE WITHIN 100' OF PROPANE DISPENSING UNIT. WALL MOUNTED PROPANE DISPENSING SYSTEM EMERGENCY STOP PUSHBUTTON IN WEATHERPROOF JUNCTION BOX. MOUNT EMERGENCY STOP BUTTON AT 4'-6": AFG. CONTRACTOR SHALL PROVIDE SIGN AT PUSHBUTTON TO IDENTIFY AS "PROPANE- CONTAINER LIQUID VALVE EMERGENCY SHUTOFF." COORDINATE EXACT MOUNTING LOCATION OF PUSHBUTTON WITH ARCHITECT. REFERENCE DETAIL 2 ON SHEET E2.1 FOR CONTROL DIAGRAM. PUSHBUTTON SHALL BE INSTALLED AND LABELED PER NFPA 58 6.13.4 AND 6.13.5.
4. PROVIDE TYPE "G" LIGHTING FIXTURE AT CANOPY CONTROLLED BY AN EXPLOSION-PROOF SWITCH. CONNECT LIGHT TO PROPANE DISPENSING CIRCUIT. SEE DETAIL 1 ON SHEET E2.1.
5. CONTRACTOR SHALL ROUTE CONDUIT FOR ELECTRICAL DEVICES LOCATED BELOW 96" AFF RECESSED IN THE WALL. CONDUIT MAY BE ROUTED EXPOSED ABOVE 96" AFF. PAINT TO MATCH WALL.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1625
1040 SOMERSET BLVD
CHARLES TOWN, WV 25414

Project No:	20450
Drawn By:	TP
Date	Issue
10-28-22	PERMIT
12-9-22	1 REVISION 1
12-8-23	3 REVISION 3

E2.1

PROPANE ELECTRICAL PLAN AND DETAILS

J:\Working Jog Files\X-ref FILES.dwg
J:\CLIENT\Tractor Supply Co\2023 Remodel Projects\0000 Operation Get Permit\20755 1625 Charles Town WV Combo\XTB TSC Combo Charles Town WV 1625.DWG
J:\CLIENT\Tractor Supply Co\2023 Remodel Projects\0000 Operation Get Permit\20755 1625 Charles Town WV Combo\1625 Combo Charles Town WV E2.1.dwg
Job Path:\CLIENT\Tractor Supply Co\2023 Remodel Projects\20755 1625 Charles Town WV Combo\1625 Combo Charles Town WV E2.1.dwg
Drawn By:Jose DeJesus

DESIGN CRITERIA

1. APPLICABLE CODES:

A. 2018 WEST VIRGINIA STATE BUILDING CODE (2018 INTERNATIONAL BUILDING CODE)
B. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
C. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14)
D. STEEL CONSTRUCTION MANUAL, 14TH EDITION (AISC 325-11)
E. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-11)
F. AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE (D1.1-04)

2. LIVE LOAD:

A. ROOF LOAD: 20 PSF

3. DEAD LOAD:
A. ROOF LOAD: 5 PSF
B. HEATER LOAD: 350 LB POINT LOAD
C. DRY SPRINKLER: 5 PSF

4. OCCUPANCY CATEGORY: II

5. SNOW LOAD:

A. GROUND SNOW LOAD: 35 PSF
B. IMPORTANCE FACTOR: 1.0
C. SNOW EXPOSURE FACTOR: 0.90
D. THERMAL FACTOR: 1.00

6. WIND LOAD:

A. BASIC DESIGN WIND VELOCITY: 115 MPH
B. INTERNAL PRESSURE COEFFICIENTS: +/- 0.18
C. WALL PRESSURE: 21.3 PSF

7. SEISMIC LOAD:

A. DESIGN METHOD - EQUIVALENT LATERAL FORCE PROCEDURE
B. Ss - 0.127g
C. S1 - 0.043g
D. Sds - 0.135g
E. Sd1 - 0.069g
F. IMPORTANCE FACTOR: 1.0
G. SITE CLASS: C
H. BUILDING USE: C
I. SEISMIC RESPONSE COEFFICIENT: 0.090
J. SEISMIC FORCE RESISTING SYSTEM - ORDINARY STEEL FRAME
K. RESPONSE MODIFICATION COEFFICIENT: 3.5
L. DEFLECTION AMPLIFICATION FACTOR: 3.5

8. FUTURE LOADS:

A. UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISION MADE FOR FUTURE FLOOR, ROOF, OR OTHER LOADS.

SLAB-ON-GRADE (IND)

A. CONCRETE SLABS TO BE 3000 PSI.

B. CONCRETE SLAB CONTROL JOINTS SHALL BE CUT INTO THE SLAB AT A DEPTH OF 1/3 TIMES THE THICKNESS OF THE SLAB FIBER FOR FIBER REINFORCED SLABS, 1/4 TIMES THE THICKNESS OF THE SLAB FOR ALL OTHER SLABS USING CONVENTIONAL WET-CUT SAW, AND 1/5 TIMES THE THICKNESS OF THE SLAB FOR ALL OTHER SLABS USING EARLY-ENTRY DRY-CUT SAW. SLAB SHALL BE SAWCUT WITHIN 4 HOURS OF CONCRETE PLACEMENT USING EARLY-ENTRY DRY-CUT SAW OR WITHIN 12 HOURS USING WET-CUT SAW. MAXIMUM SPACING OF INTERIOR SLAB CONTROL JOINTS. UNLESS NOTED OTHERWISE, SHALL BE 15'-0" (MAX.) IN EACH DIRECTION. CONSTRUCTION OF CONTROL JOINTS SHALL BE SUCH THAT THE AREA CONTAINED HAS A MAXIMUM RATIO OF LONG SIDE TO SHORT SIDE OF 1.5 TO 1.0 OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

C. SLAB CONSTRUCTION JOINTS SHALL BE USED IN PLACE OF CONTROL JOINTS WHERE NEEDED TO INTERRUPT A CONTINUOUS POUR. SLAB CONSTRUCTION JOINTS SHALL BE DOWELED.

D. PLACEMENT OF WELDED WIRE REINFORCEMENT IN SLAB, WHERE SPECIFIED, SHALL BE AT A CONSISTENT DEPTH OF 1 1/2" FROM T/SLAB. WELDED WIRE REINFORCEMENT SHALL BE PROPERLY CHAIRED ABOVE GRADE.

E. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR SLAB FINISHES, SLAB DEPRESSIONS, THICKENED SLABS (IN ADDITION TO THICKENED SLABS NOTED ON STRUCTURAL DRAWINGS), ELEVATIONS, AND ENCASED OR EMBEDDED ITEMS.

F. PLUMBING AND ELECTRICAL CONDUITS SHALL BE PLACED BELOW THE SLAB AND NOT WITHIN THE SLAB. VERTICAL PENETRATIONS ARE ALLOWED.

G. COLUMN BOX-OUTS SHALL BE USED TO ISOLATE AN ADEQUATE AREA AROUND COLUMN BASE PLATES TO PROVIDE FOR COLUMN PLACEMENT AND LEVELING. BOX-OUTS ARE TO BE CLEAN AND FREE OF DEBRIS TO TOP OF FOOTING PRIOR TO FILLING WITH CONCRETE.

CONCRETE NOTES:

MATERIALS:
1. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED.

2. REINFORCING BARS SHALL BE DEFORMED STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60, UNLESS OTHERWISE SPECIFIED.

3. PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE II. PORTLAND CEMENT SHALL BE USED IN THE MANUFACTURE OF ALL CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR APPROVED BY THE ENGINEER. CONCRETE MIX DESIGN SHALL BE APPROVED BY THE DESIGN ENGINEER.

4. AGGREGATE, BOTH COARSE AND FINE, USED IN THE MANUFACTURE OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33. THE MAXIMUM COARSE AGGREGATE SIZE SHALL BE 1-1/2 INCHES.

5. ANCHOR BOLTS TO BE ASTM F1554 GR 55. ALL BOLTS TO BE HEADED.

6. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE SPLICED BY LAPPING THE ENDS IN CONFORMANCE WITH ACI 318

CONCRETE PLACEMENT AND FINISHING

1. CONTRACTOR SHALL COORDINATE CONCRETE WORK WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR AND ITEMS EMBEDDED IN CONCRETE, BEFORE THE CONCRETE IS PLACED.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION BEGINNING. ALL INTERFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK COMMENCING.

3. CONCRETE SHALL NOT BE PLACED BEFORE FORMWORK HAS BEEN COMPLETED; SNOW, ICE, DEBRIS, AND WATER HAVE BEEN REMOVED; REINFORCEMENT HAS BEEN SECURED IN PLACE; EXPANSION JOINT MATERIAL, ANCHORS, MOISTURE BARRIERS, WATERSTOPS AND OTHER EMBEDDED ITEMS HAVE BEEN POSITIONED; AND THE ENTIRE PREPARATION HAS BEEN INSPECTED AND APPROVED.

4. CONCRETE SHALL NOT BE PLACED:

A. ON FROZEN SUBGRADE OR ON ONE THAT CONTAINS FROZEN MATERIAL
B. IN STANDING WATER ON SUBGRADE OR IN EXCAVATIONS.
C. ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE. IF THE BEARING SOIL HAS BEEN SOFTENED BY SURFACE WATER INTRUSION DURING EXPOSURE, THE UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED.

5. CONCRETE PLACED IN COLD WEATHER SHALL CONFORM TO ACI 306.1

6. CONCRETE PLACED IN HOT WEATHER SHALL CONFORM TO ACI 305

7. CONCRETE COVERAGE SHALL BE AS FOLLOWS:

A. FORMED SURFACES FOR STRUCTURES NOT EXPOSED TO EARTH: 2 INCHES

B. UNFORMED SURFACES EXPOSED TO EARTH: 3 INCHES.

REINFORCEMENT NOTES:

1. WELDING OF REINFORCING STEEL SHALL NOT BE PERFORMED UNLESS APPROVED BY THE DESIGN ENGINEER.

2. ALL BACKFILL AROUND THE FOUNDATION SHALL BE PERFORMED IN 6" LIFTS AND THOROUGHLY COMPACTED to 95% PROCTER.

3. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ABOVE GROUND SHALL BE CHAMFERED 3/4" AT 45 DEGREES, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

4. ANY DISCREPANCIES, INTERFERENCES OR NONCONSTRUCTIBILITY FOUND BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

5. EMBEDMENT PLACEMENT TOLERANCES:
A. BEARING PLATE INSERTS: PLUS OR MINUS 1/8 INCH.

FINISHES:

BUILDING FLOOR SLABS: MACHINE TROWLED Ff=35 & F2=25 (LOCAL MIN. Ff=20 & Fl=15)
FOUNDATION AND SURFACE TO BE GROUTED: ROUGH
EXPOSED WALLS AND SLAB EDGES: POINT AND RUB SMOOTH
WALKS AND RAMPS: LIGHT BROOM

FOUNDATION:

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF.

2. THE SUBGRADE AND UNDERFLOOR FILL SHALL BE PREPARED TO A POINT THAT EXTENDS 3'-0" MINIMUM BEYOND THE LIMITS OF THE FOUNDATION.

3. MINIMUM SUBGRADE PREPARATION REQUIREMENTS ARE AS FOLLOWS: COMPACT ALL FILL UNDER BUILDING TO 95% MAXIMUM DRY DENSITY, AND TOP 12" OF SUBGRADE TO 98% AS DETERMINED BY ASTM D698. PLACE IN LAYERS OF 8" MAXIMUM LOOSE THICKNESS. VERIFY FIELD DENSITY, ASTM D1556, WITH AT LEAST ONE TEST PER 2,000 SQUARE FEET PER LAYER. SEE SPECIFICATIONS FOR OTHER TESTING REQUIREMENTS.

4. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS OF ALL SUCH CONDITIONS PRIOR TO CONSTRUCTION.

5. ALL BASEPLATES SHALL BE GROUTED

6. GROUT TO BE NON SHRINK FIVE STAR GROUT OR APPROVED EQUIVALENT

7. ALL ANCHOR BOLTS TO BE ASTM F1554 GR. 55.

STRUCTURAL STEEL NOTES:

MATERIALS AND CONSTRUCTION
ALL MATERIALS SHALL BE AS INDICATED BELOW UNLESS NOTED OTHERWISE ON DESIGN DRAWINGS.

1. STRUCTURAL STEEL
EXPOSED CARBON STEEL SHALL BE FINISHED TO OWNER'S SPECIFICATION.
A. HSS SHAPES: ASTM A500, GRADE B (Fy= 46 KSI)
B. OTHER ROLLED SHAPES AND PLATES: ASTM A992 (Fy= 50 KSI MIN.)

2. BOLTS, NUTS, WASHERS, AND ROD (UNO)
A. STRUCTURAL BOLTS: ASTM A325; ALL NUTS, BOLTS, AND WASHERS TO BE GALVANIZED
B. THREADED ROD: ASTM A193 GRADE B7 (FU= 125KSI)
C. NUTS: ASTM A563 HEAVY HEX GRADE DH
D. WASHERS: ASTM F436
E. ALL BOLTED CONNECTIONS SHALL HAVE DIRECT TENSION, INDICATING WASHER BY APPLIED BOLTING OR APPROVED EQUIVALENT.

3. GRATING
A. ALL STEEL GRATING SHALL BE WELDED TYPE W-19-4 STEEL GRATING WITH 11/4" X 1/8" BEARING BARS AS MANUFACTURED BY GRATING PACIFIC INC. OR APPROVED EQUAL.
B. ALL STEEL GRATING SHALL BE HOT DIPPED GALVANIZED
C. ALL GRATING SHALL BE FULLY BANDED.

4. WELDING ELECTRODES
A. UTILIZE E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1
B. ALL FILLET WELDS SHALL BE 1/4" OR THE MAXIMUM ALLOWABLE SIZE FOR THE MEMBERS BEING JOINED UNLESS NOTED OTHERWISE. ALL GROOVE WELDS SHALL BE COMPLETE JOINT PENETRATION WELDS UNLESS NOTED OTHERWISE.

5. UNLESS SPECIFICALLY NOTED ALL STRUCTURAL CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE CONNECTIONS ABLE TO SUPPORT 1/2 THE ALLOWABLE LOAD OF THE BEAM. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION

6. SHOP PAINT TO BE FABRICATORS STANDARD RUST INHIBITIVE GRAY PRIMER AT AN AVERAGE OF 2 MILS DFT. FOR STRUCTURAL SHAPES PROVIDE SP 3 POWER TOOL CLEAN SURFACE PREPARATION

7. ALL STRUCTURAL SHAPES SHALL HAVE 5 MIL OF SHERWIN WILLIAMS ACROLON 218 HS LIGHT GRAY OR APPROVED EQUAL.

8. ALL DECKING FOR ROOF TO BE VULCRAFT 1.5 B 22

STRUCTURAL STABILITY

1. THE ERECTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURES DURING ERECTION. THE ERECTED STEEL SHALL BE ADEQUATELY BRACED TO RESIST DEAD, ERECTION, CONSTRUCTION, AND WIND LOADS UNTIL IT IS PERMANENTLY CONNECTED AND IS SELF-SUPPORTING.

2. TEMPORARY SUPPORT OF STRUCTURAL STEEL FRAMES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 7.9 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

3. THE BRACING SHOWN ON THE DRAWINGS HAS BEEN DESIGNED TO PROVIDE A STABLE STRUCTURE UPON THE COMPLETION OF ERECTION. AS EACH LEVEL IS ERECTED, THE PERMANENT BRACING SHOWN ON THE ENGINEER'S DRAWINGS IN CONJUNCTION WITH THE FRAMING AT THAT LEVEL SHALL BE INSTALLED TO IMPROVE THE STABILITY OF THE PARTIALLY ERECTED STRUCTURE.

4. THE ERECTOR SHALL DESIGN AND INSTALL ALL ADDITIONAL TEMPORARY BRACING OR GUYING REQUIRED TO MEET LOADING IMPOSED DURING ERECTION, CONSISTENT WITH THE ERECTION SEQUENCE USED, OR REQUIRED AT THE END OF ANY WORK PERIOD TO ENSURE SAFE AND STABLE CONDITIONS. ADDITIONAL TEMPORARY BRACING OF THIS NATURE PROVIDED BY THE ERECTOR SHALL BE REVIEWED WITH THE ENGINEER. HOWEVER, THE ENGINEER'S REVIEW SHALL NOT RELIEVE THE ERECTOR FROM FULL RESPONSIBILITY FOR THE STABILITY OF THE STRUCTURE DURING ERECTION.

5. TEMPORARY STEEL BRACING AND ALIGNMENT CABLES INSTALLED PRIOR TO PERMANENT BRACING MAY BE REMOVED AFTER MAIN MEMBERS AND BRACING HAVE BEEN PERMANENTLY BOLTED. CARE SHOULD BE TAKEN IN WELDING COLUMNS TO BASEPLATES TO PREVENT DISTORTION OF THE PLATES.

6. THE STRUCTURE SHALL BE PLUMBED, LEVELED, AND BRACED BEFORE FINAL BOLTED OR WELDED CONNECTIONS ARE MADE.

FIELD CONNECTIONS AND ALIGNMENT
7. MAKE ALL FIELD CONNECTIONS AS DETAILED AND SPECIFIED ON THE FABRICATOR'S SHOP AND ERECTION DRAWINGS.

8. THE PROCEDURE TO BE FOLLOWED WHEN TIGHTENING HIGH-STRENGTH BOLTS AND THE CRITERIA FOR INSPECTING THE BOLTED CONNECTIONS THROUGHOUT THE STRUCTURE SHALL BE AS SPECIFIED HEREIN UNDER 3.8.3, BOLTING PROCEDURE AND 3.8.4, INSPECTION OF HIGH-STRENGTH BOLTED CONNECTIONS.

9. BOLTS OR NUTS WHOSE THREADS HAVE BEEN VISIBLY DISTORTED SHALL NOT BE USED. ASTM A490 BOLTS AND GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED. BOLTS WITH CORROSION PITTED THREADS SHALL NOT BE USED. MEASURES SHALL BE TAKEN TO PROTECT ALL BOLTS FROM CORROSION DURING ERECTION.

10. ATTACHMENTS TO CONCRETE SHALL BE MADE IN THE MANNER SHOWN ON THE DRAWINGS. WHERE DRILLED-IN ANCHORS ARE INDICATED ON THE DRAWINGS, ANCHORS SUCH AS KWIK-BOLTS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC., OR APPROVED EQUAL, SHALL BE USED. THE DRILLED-IN ANCHORS SHALL BE INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS.

INSTALLATION
11. WHERE STRUCTURAL JOINTS ARE MADE USING HIGH-STRENGTH BOLT ASSEMBLIES, THE MATERIALS, METHODS OF INSTALLATION, TENSION CONTROL, TYPES OF WRENCHES TO BE USED, AND INSPECTION METHODS SHALL CONFORM TO THE AISC SPECIFICATION AND SECTION 8 OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

BOLTING PROCEDURE
12. STEEL, PRIOR TO BOLTING, SHALL BE INSPECTED TO SEE THAT THE SURFACES ARE IN CLOSE CONTACT AND THAT THE AREAS ARE FREE FROM BURRS.

13. WELDING OF OR TO HIGH-STRENGTH BOLTS IS PROHIBITED.

14. ALL JOINT SURFACES, INCLUDING THOSE ADJACENT TO THE BOLT HEADS, NUTS OR WASHERS, SHALL BE INSPECTED PRIOR TO BOLTING TO SEE THAT THE FAYING SURFACES ARE IN CLOSE CONTACT AND ARE FREE FROM BURRS, DIRT AND OTHER FOREIGN MATERIALS THAT WOULD PREVENT SOLID SEATING OF PARTS.

15. WHEN CONNECTIONS REQUIRE NEW HOLES IN EXISTING STEEL, THE HOLES SHALL BE DRILLED OR PUNCHED AND REAMED AND THE DIAMETER OF THE BOLT HOLES SHALL BE 1/16 INCH GREATER THAN THE NOMINAL DIAMETER OF THE BOLT.

16. HIGH-STRENGTH BOLTS SHALL NEVER BE DRIVEN INTO THE HOLES. IF BOLTS DO NOT ENTER EASILY, HOLES SHALL BE ALIGNED BY FURTHER DRIFTING OR MODERATE REAMING. ANY BURRS SHALL BE REMOVED.

17. ALL EQUIPMENT USED FOR TIGHTENING BOLTS MUST BE IN GOOD CONDITION. FOR TIGHTENING 7/8 INCH OR SMALLER BOLTS, THE AIR PRESSURE AT THE POWER WRENCH, WHEN IT IS IN OPERATION, SHALL BE A MINIMUM OF 90 PSIG AND THE REQUIRED TIGHTENING OF BOLTS SHALL BE ACHIEVED IN APPROXIMATELY 10 SECONDS. FOR LARGER BOLTS, THE AIR PRESSURE SHALL BE AS RECOMMENDED FOR THE POWER WRENCHES USED, AND IT SHALL BE DEMONSTRATED THAT THE AIR PRESSURE IS ADEQUATE FOR SATISFACTORY TENSIONING OF BOLTS.

18. ALL BOLTS IN ANY CONNECTION SHALL BE INSTALLED WITH ALL NUTS ON THE SAME SIDE UNLESS INTERFERENCES WILL NOT PERMIT. FIELD CONNECTIONS IN OTHER THAN A VERTICAL PLANE SHALL BE INSTALLED WITH NUTS ON THE LOWER SIDE, EXCEPT FOR CONNECTIONS OF HORIZONTAL PLATFORM BRACING NOT SUBJECT TO STRESS REVERSAL OR WHERE SPACE RESTRICTIONS MAKE THIS IMPOSSIBLE.

19. IF USED, DIRECT TENSION INDICATION (DTI) WASHERS SHALL CONFORM TO ASTM F959 AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.

20. WHEN IMPACT WRENCHES ARE USED, WRENCHES OF ADEQUATE CAPACITY AND SUFFICIENT AIR SUPPLY SHALL BE PROVIDED TO PERFORM THE REQUIRED TIGHTENING OF EACH BOLT.

21. ALL BOLTS SHALL BE 7/8-INCH DIAMETER, A325 HIGH-STRENGTH BOLTS UNLESS OTHERWISE NOTED ON THE SHOP DRAWINGS, E REACTION DRAWINGS, ENGINEERING DESIGN DRAWINGS, OR ANY OTHER CONTRACT DOCUMENT.
22. MECHANICALLY GALVANIZED BOLTS AND NUTS SHALL NOT BE INTERMIXED WITH HOT DIP GALVANIZED NUTS AND BOLTS.

23. WHERE A307 BOLT ASSEMBLIES ARE USED FOR CONNECTING APPURTENANCES (I.E.: HANDRAIL ASSEMBLIES, PIPE SUPPORTS, GATES, ETC.) TO STRUCTURAL STEEL MEMBERS, THE BOLTS SHALL BE FULLY TIGHTENED.

24. A490 BOLTS AND GALVANIZED A325 BOLTS SHALL NOT BE REUSED AFTER HAVING BEEN FULLY TIGHTENED, NOR SHALL THEY BE USED AS FIT-UP BOLTS.

25. COLOR CODE, DIE PUNCH, OR OTHERWISE MARK THE ENDS OF TORQUED BOLTS INDICATING THAT THE BOLTS HAVE BEEN PROPERLY TENSIONED AND ARE READY FOR INSPECTION.

26. BOLTS WHICH ARE TO BE TIGHTENED ONLY TO A SNUG-TIGHT CONDITION WILL BE CLEARLY INDICATED ON THE DRAWINGS.

27. BOLTS TO BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD SHALL ALL BE FIRST BROUGHT TO SNUG TIGHT CONDITION, IN A GIVEN CONNECTION, PROCEEDING FROM THE MOST RIGID PART OF THE CONNECTION TO THE FREE EDGE. AFTER ALL THE BOLTS ARE BROUGHT TO A SNUG TIGHT CONDITION, THE BOLTS SHALL BE TIGHTENED FURTHER IN A SIMILAR MANNER BY THE AMOUNT OF ROTATION SPECIFIED IN TABLE 5 OF THE RCSC SPECIFICATION. BOLTS WITH A METRIC THREAD AND/OR DIAMETER MAY NOT BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD.

28. SIMILARLY, BOLTS TO BE TIGHTENED BY THE USE OF DTI WASHERS SHALL ALL BE BROUGHT TO A SNUG TIGHT CONDITION IN A GIVEN CONNECTION. FINAL TIGHTENING OF BOLTS SHALL FOLLOW THE INSTRUCTIONS OF THE MANUFACTURER OF THE DTI WASHERS. SPECIAL ATTENTION SHALL BE GIVEN TO PROPER INSTALLATION OF FLAT HARDENED WASHERS WHEN DIRECT DTI WASHERS ARE USED WITH BOLTS INSTALLED IN SLOTTED OR OVERSIZED HOLES AND ALSO WHEN THEY ARE USED UNDER THE TURNED ELEMENTS OF THE BOLTS.

TRACTOR SUPPLY CO.
LIVE GOODS CENTER
1040 SOMERSET BOULEVARD
CHARLES TOWN WV 25414
STORE #1625

MERCHNEY GREENHOUSES
STRUCTURES ✣ EQUIPMENT ✣ COVERINGS
Merchney, LLC
7711 Liberty Highway
Liberty, SC 29657
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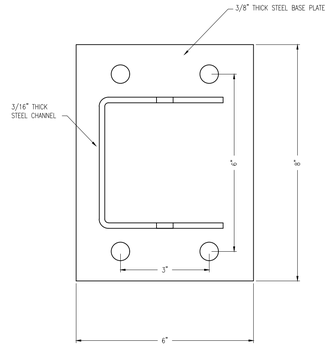
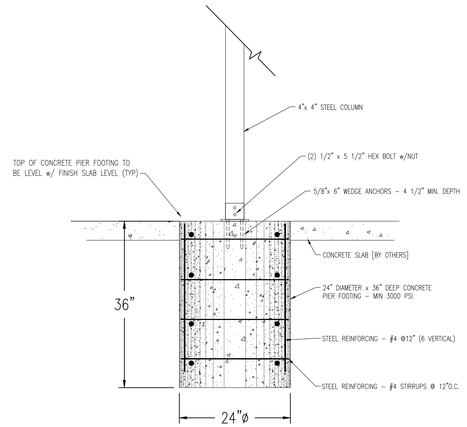
24433
1-3-2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

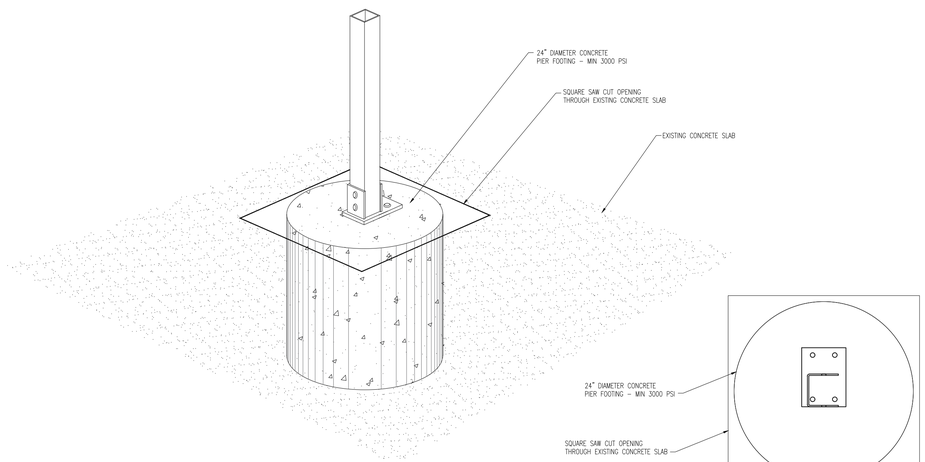
Drawing Title: GENERAL NOTES
Drawn By: AFZ
Date: 2024.01.02
Revised:
Scale:
Sheet: S0.01



2a S0.01 DETAIL (TYP.) COLUMN MOUNTING PLATE
NOT TO SCALE



2 S0.01 (TYP.) 36" DEEP PIER / FOOTING



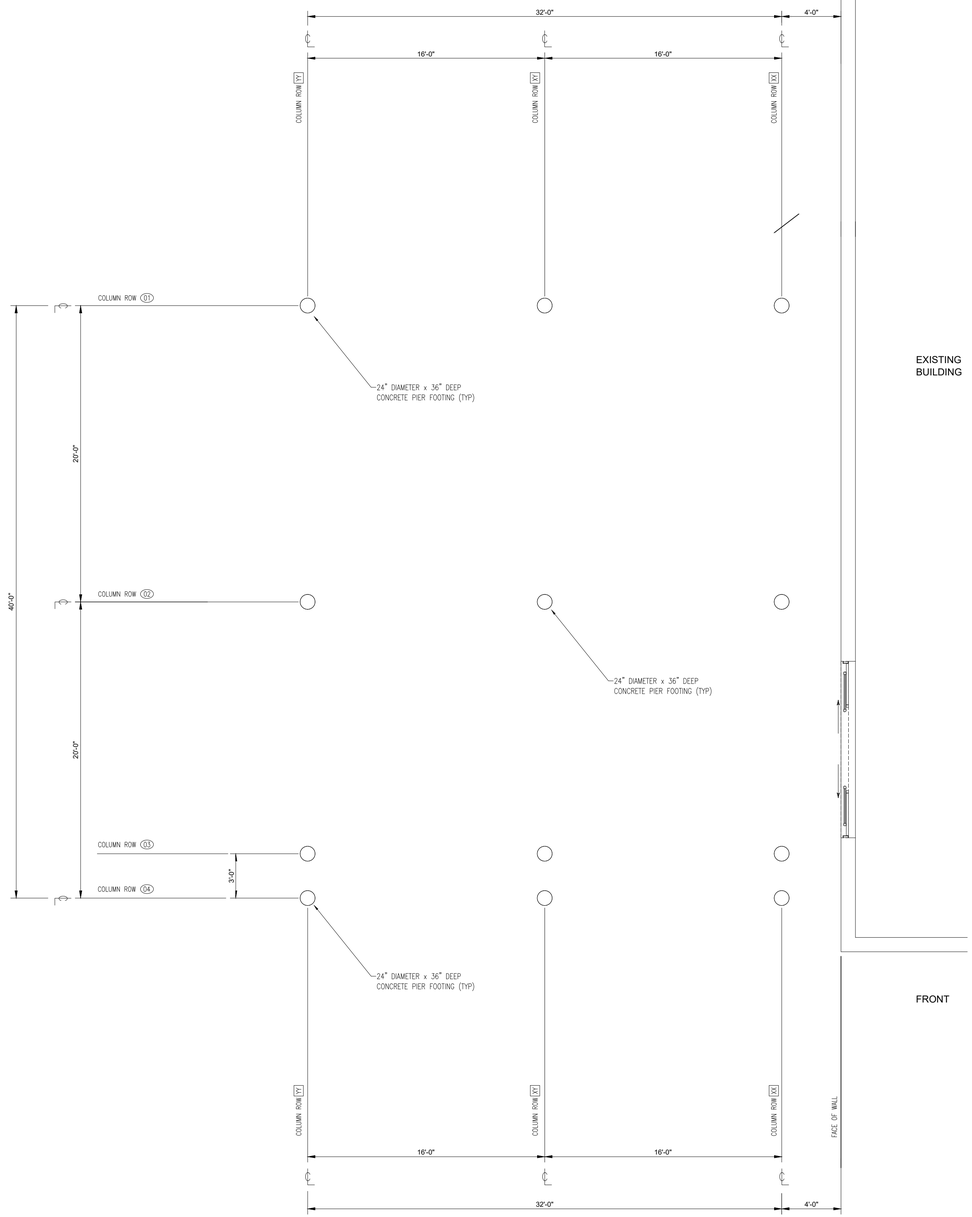
2b S0.01 (TYP.) CONCRETE SLAB / PIER / PREP

NOTE:

NO EQUIPMENT [FIRE SUPPRESSION, ELECTRICAL, PLUMBING, ETC.] ABOVE BEAMS. AREA FOR RETRACTABLE SHADE SYSTEM OPERATION ONLY.

CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS

DO **NOT** SCALE DRAWINGS



1 S0.01 FOUNDATION PLAN
1/4"=1'-0"

0' 1' 2' 4'

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MERCHNEY GREENHOUSES
STRUCTURES ✣ EQUIPMENT ✣ COVERINGS

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1540 Bluebird Lane
Anderson SC 29621

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ALEXANDER F. ZUENDT
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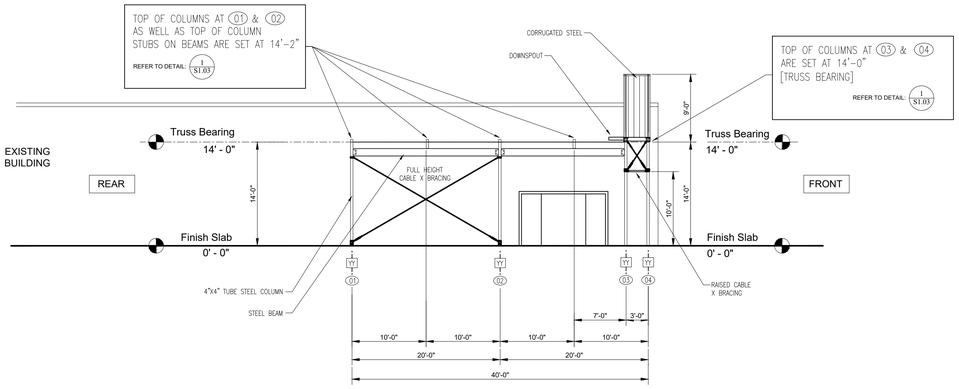
24433
1.2.2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

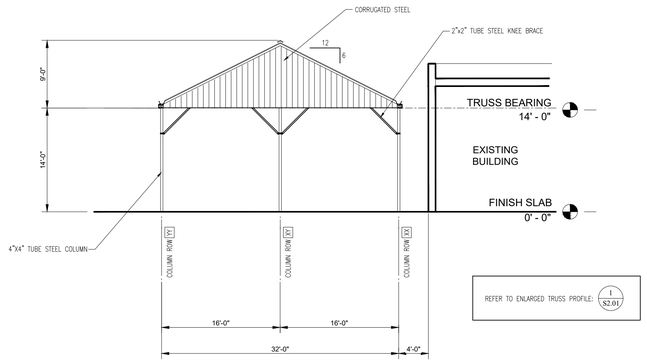
CENTER
0'-0"

Drawing Title:

Drawn By: RGS	Sheet S0.01
Date: 2024.01.02	
Revised:	
Scale: AS NOTED	



1 S1.00 EXTERIOR ELEVATION / SIDE VIEW
1/8"=1'-0"



2 S1.00 ELEVATION / FRONT GABLE END VIEW
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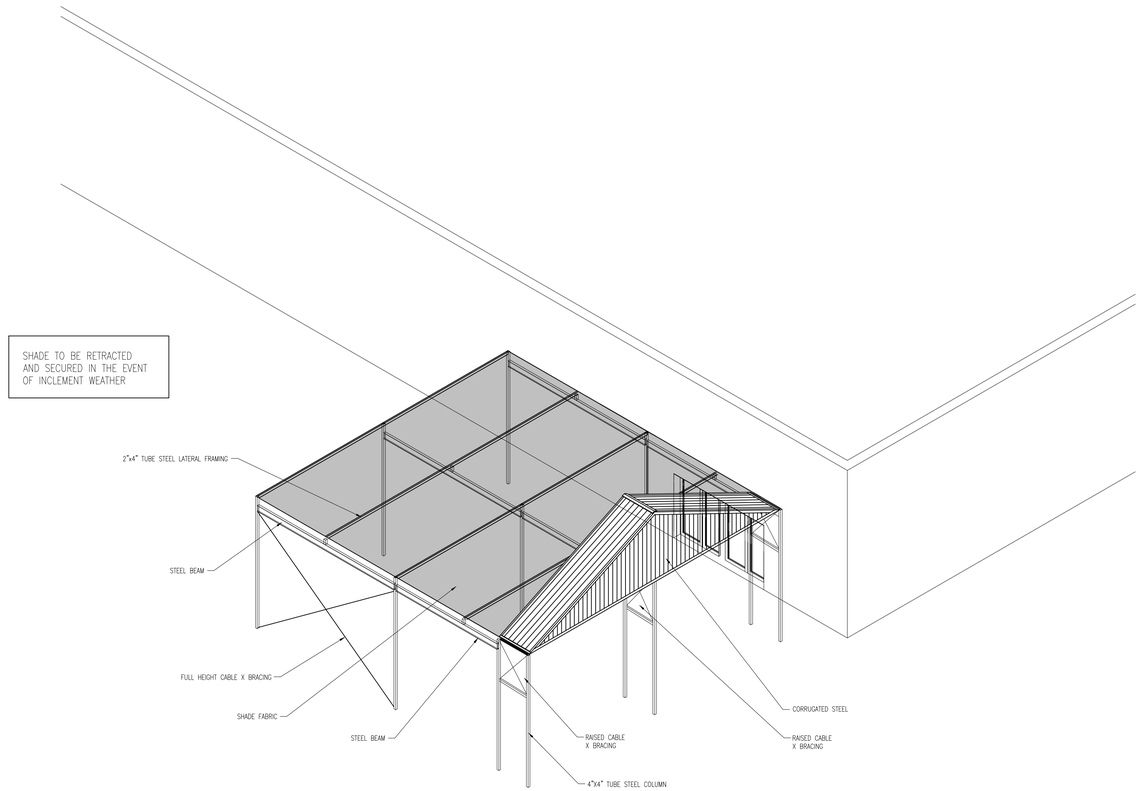

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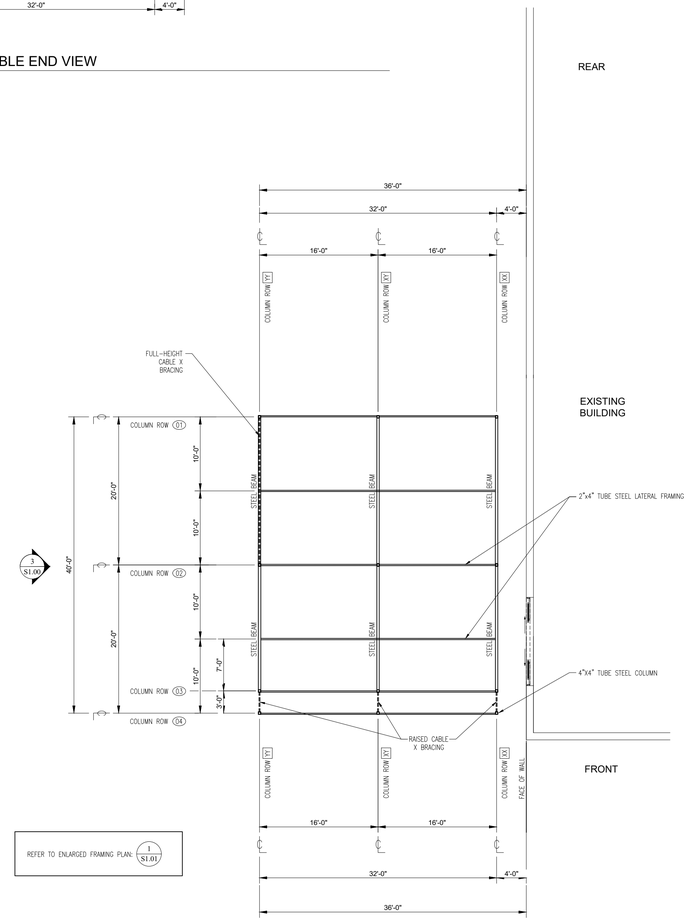

3 S1.00

2 S1.00

1 S1.00 FRAMING PLAN
1/8"=1'-0"

0' 2' 4' 8'

TRACTOR SUPPLY CO.
LIVE GOODS CENTER
1040 SOMERSET BOULEVARD
CHARLES TOWN WV 25414
STORE #1625

MERCHNEY GREENHOUSES
STRUCTURES ☘ EQUIPMENT ☘ COVERINGS

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11-2-2024
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PROFESSIONAL ENGINEER

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0'-0"

Drawing Title:

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Date: 2024.01.02	
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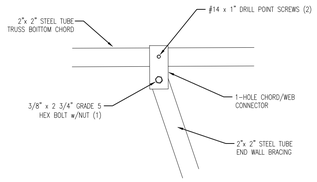
Scale: AS NOTED	



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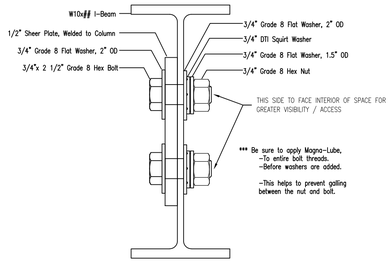

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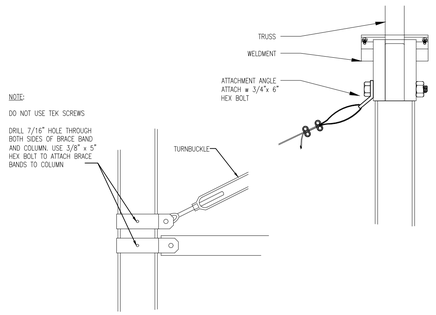

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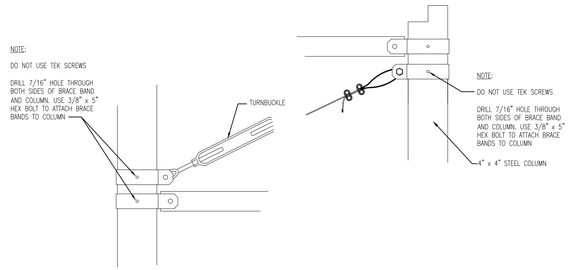

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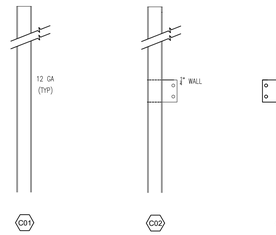
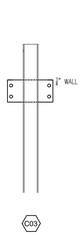
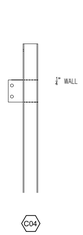




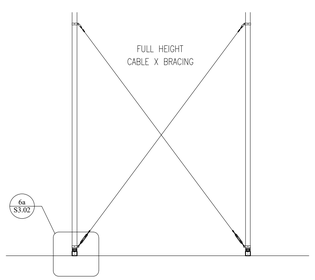


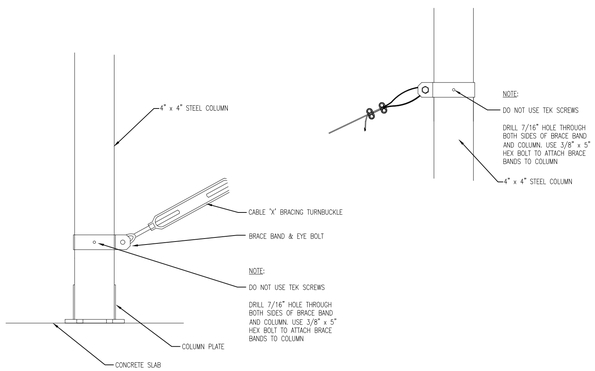
C01 C02 C03 C04

PLATE THRU SLOT IN COLUMN
WELDED AT BOTH SIDES OF
COLUMN

SHEAR PLATES ARE OFFSET TO DICTATE WHICH SIDE " I " BEAMS ARE TO BE MOUNTED

5 S1.01 DETAIL (TYP.) COLUMN TYPES
NOT TO SCALE





6 S1.01 DETAILS (TYP.) FULL-HEIGHT CABLE X BRACING
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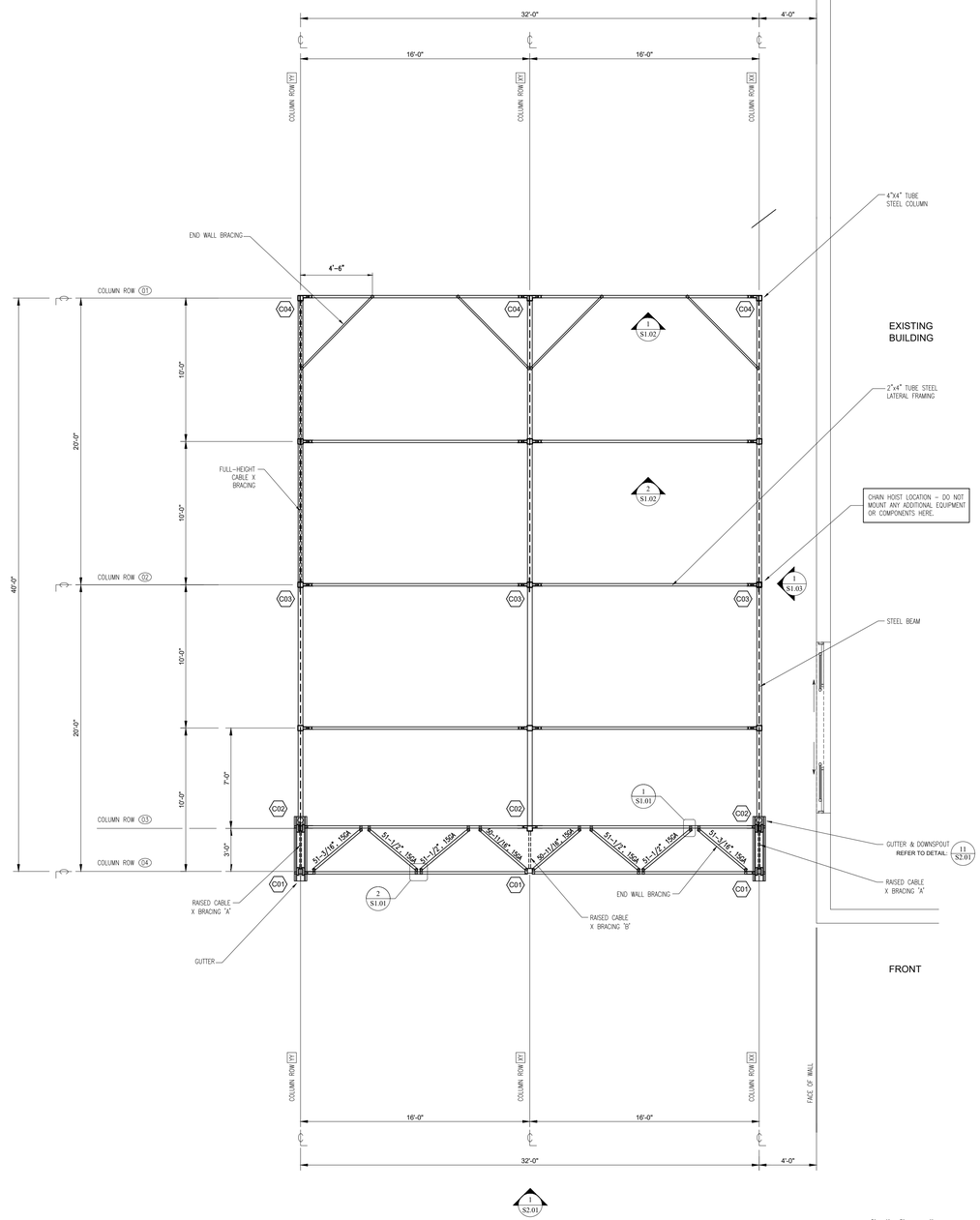

1a S1.01 ENLARGED FRAMING PLAN
1/4"=1'-0"

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STORE #1625

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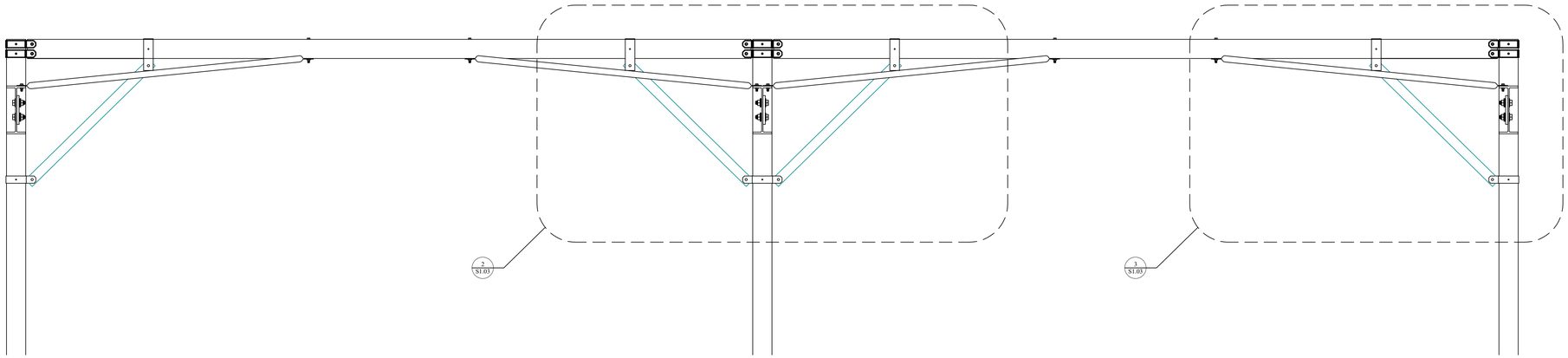
24433
1-3-2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

CENTER
0'-0"

Drawing Title:

Drawn By: RGS	Sheet: S1.01
Date: 2024.01.02	
Revised:	
Scale: AS NOTED	



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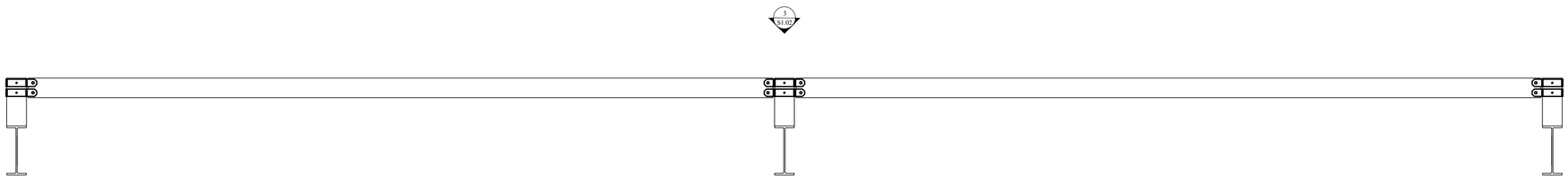

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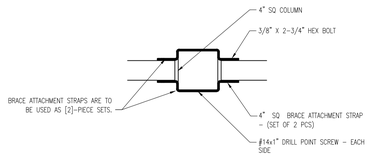

3 S1.02 DETAIL - BRACE ATTACHMENT STRAPS
NOT TO SCALE

NOTE:

NO EQUIPMENT [FIRE SUPPRESSION, ELECTRICAL, PLUMBING, ETC.] ABOVE BEAMS. AREA FOR RETRACTABLE SHADE SYSTEM OPERATION ONLY.

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0'-0"

Drawing Title:

Drawn By: RGS	Sheet
Date: 2024.01.02	S1.02
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Scale: AS NOTED	

NOTE:

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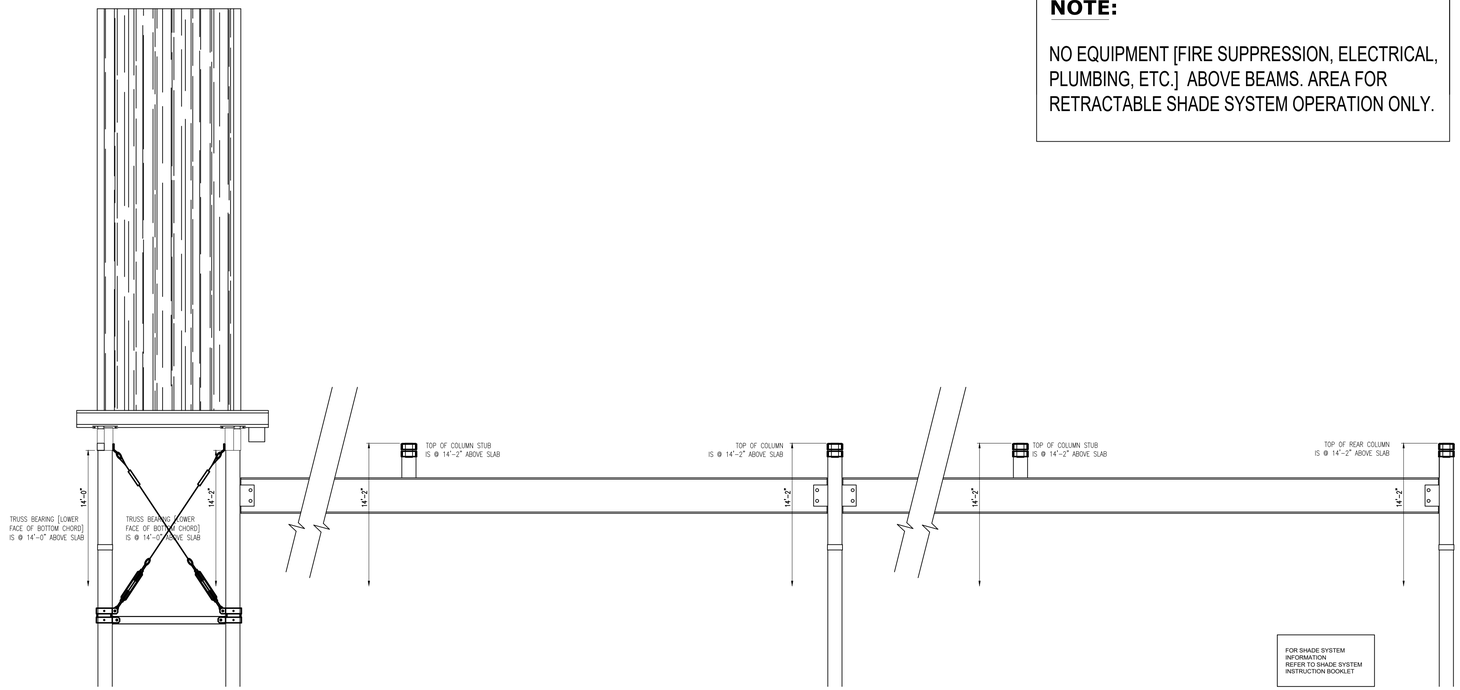

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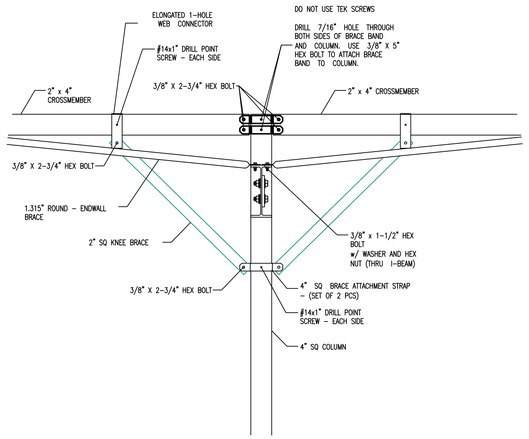

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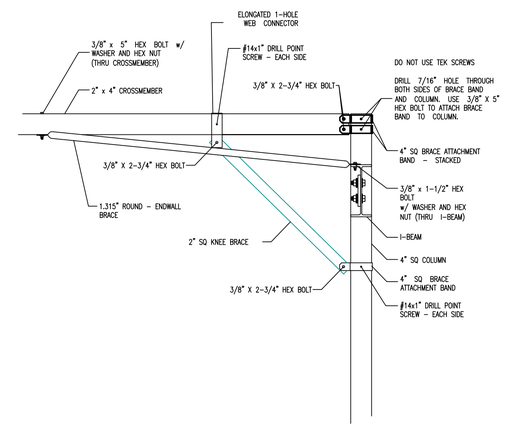

3 S1.03 DETAIL
NOT TO SCALE

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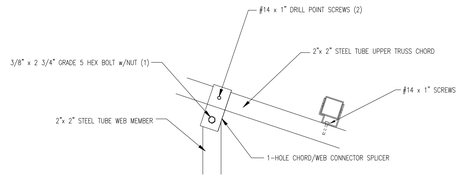
S1.03



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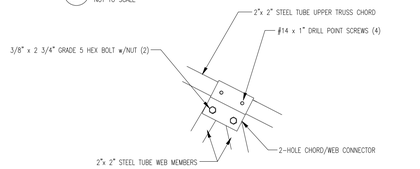

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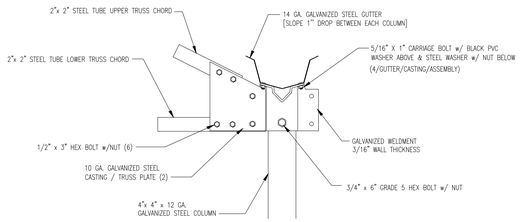

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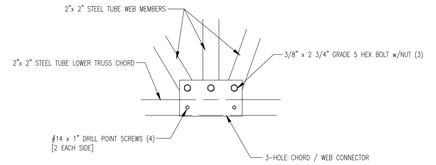

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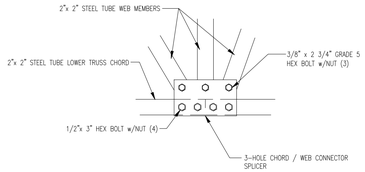

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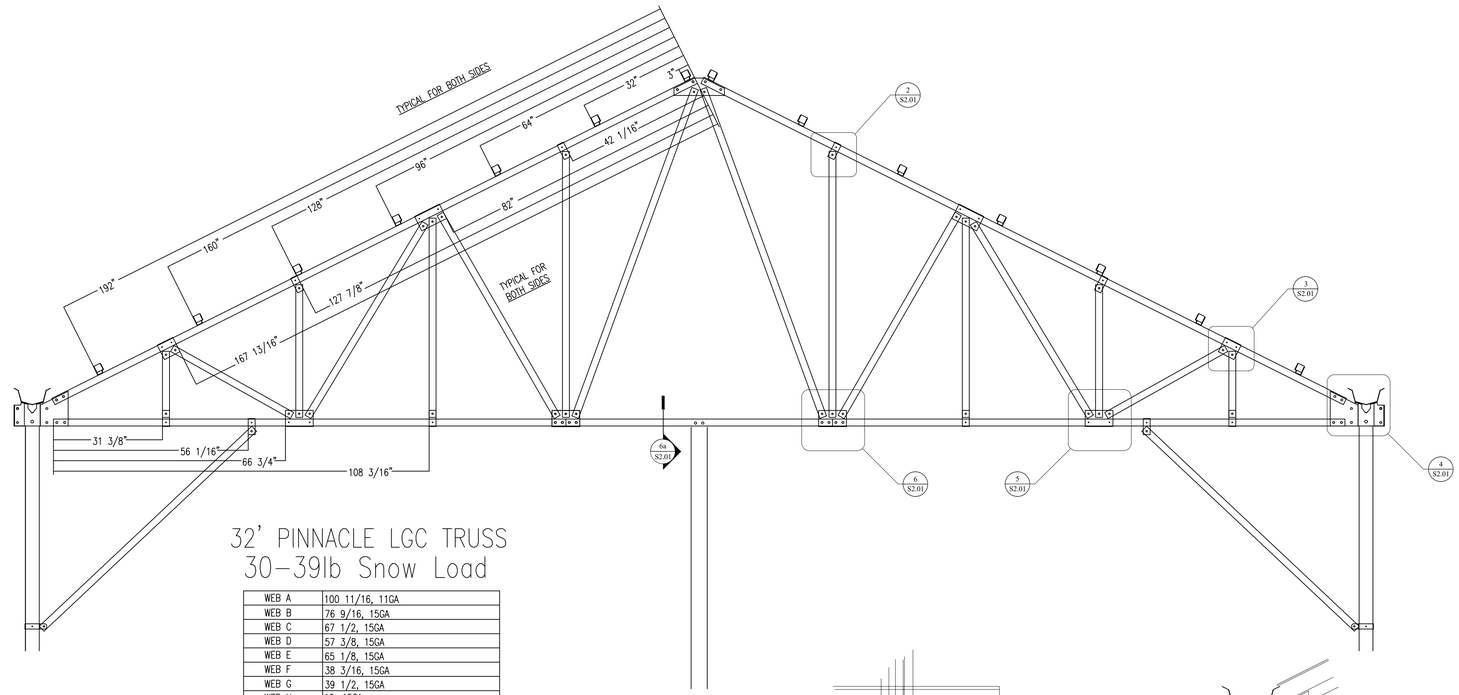
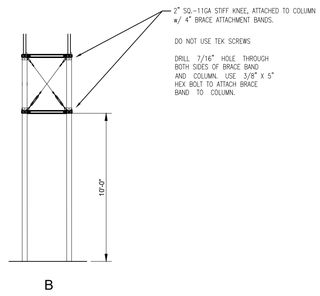


32' PINNACLE LGC TRUSS
30-39lb Snow Load

WEB A	100 11/16, 11GA
WEB B	76 9/16, 15GA
WEB C	67 1/2, 15GA
WEB D	57 3/8, 15GA
WEB E	65 1/8, 15GA
WEB F	38 3/16, 15GA
WEB G	39 1/2, 15GA
WEB H	19, 15GA
UPPER CHORD	SAME DIMENSION, 206 13/16, 11GA
EXT. L CHORD	147 1/2, 11GA
INT. L CHORD	76 3/4, 11GA
KNEE BRACE	84, 11GA
PURLINS	14 RUNS, 11GA, 32 SPACING
COLUMNS	12GA - 6' COLUMN SPACING ONLY

1 S2.01 ENLARGED TRUSS PROFILE
NOT TO SCALE



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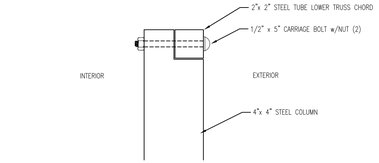

6a S2.01 DETAIL
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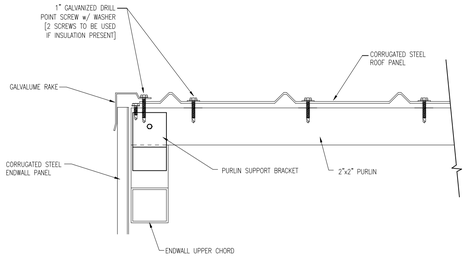

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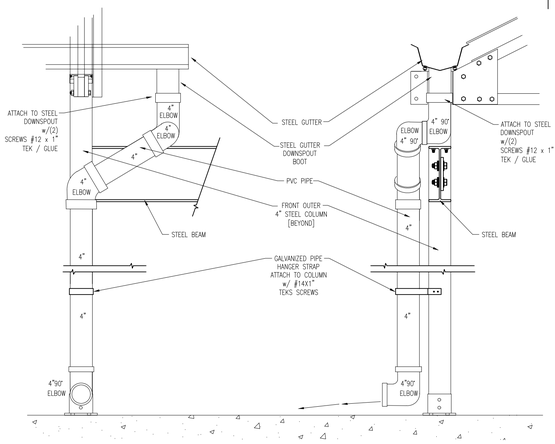

11 S2.01 DETAIL DOWNSPOUT
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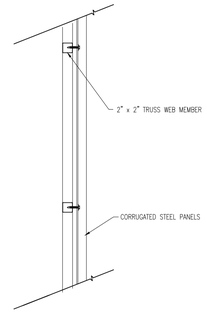
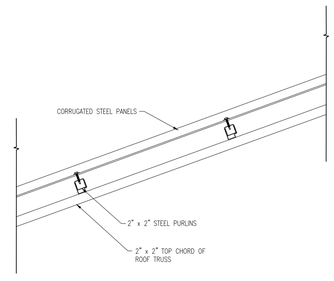


SIDE-WALL SECTION
CORRUGATED STEEL / FACADE BAY DRIVE-THRU CANOPY

9 S2.01 DETAIL
NOT TO SCALE



ROOF SECTION
CORRUGATED STEEL / FEED ROOM / FACADE BAY DRIVE-THRU CANOPY

10 S2.01 DETAIL
NOT TO SCALE

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1-9-2024

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Sheet
S2.01

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *SLD2024-05 Huntfield Phase 3B* Final Plans Amendment

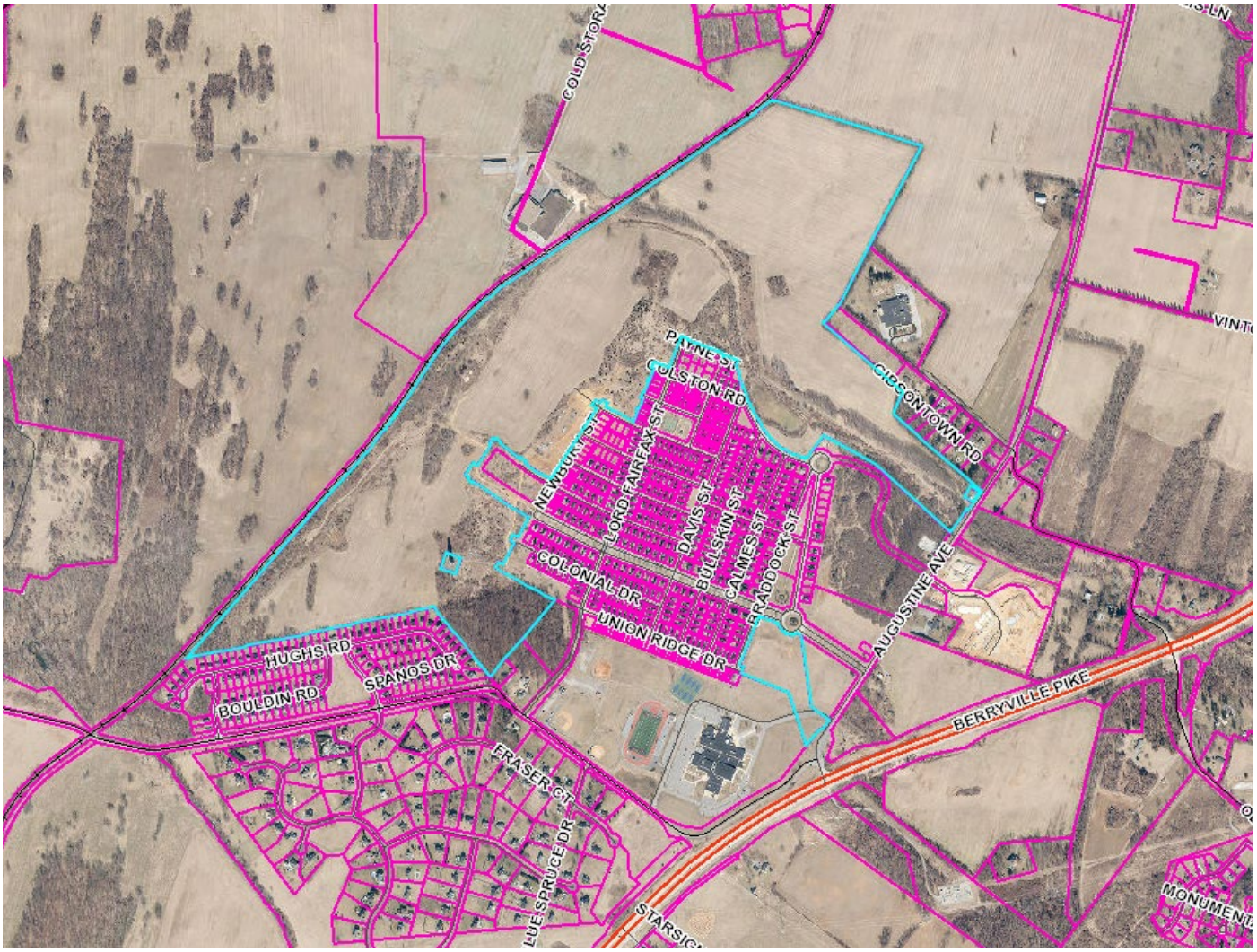
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Parking Exhibit.pdf
- 4. Phase 3B Revision Update.pdf
- 5. September 2023 change request.pdf
- 6. City of Charles Town Letter to DRA.pdf
- 7. 2006-05-22 Planning Commission Minutes.pdf

Final Plans Change Review

SLD2024-05

Date: For the July 22, 2024 Planning Commission meeting
Applicant: Matthew Stare on behalf of DR Acquisitions LLC
Property Owner: DR Acquisitions LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Change of plans
Property Location: TD 03 / Map: 11 / Pcl: 1.
Current Zoning: Neighborhood Residential (NR)



PROJECT OVERVIEW

Request by DR Acquisitions to modify a final plan for Huntfield Phase 3B. The changes alter the road design by removing medians and on-street parking; changing the parking access to dwellings from rear access to front-load garages; changing an alley from an access road to open space; and adjusting sidewalk location, amongst other changes.

PLANNING COMMISSION

This item was approved by the Planning Commission on May 22, 2006. In a letter dated May 23, 2021, then City manager Darryl Hennessy stated that "*the City will honor previously approved plans for partially developed project phases*…". Both the Planning Commission minutes and that letter are attachments to this staff report.

As the City has chosen to honor the 2006 plans, and because the applicant is making changes to those plans, a public hearing is required.

The Planning Commission considered the proposed revisions at their meeting on August 28, 2023. There were three public comments, two opposed and one with questions. The Commission discussed the item and table action to the September 25 meeting, at which time the request for change approval was denied by the Commission.

FINAL PLAN – APPLICATION REVIEW DIVERGENCE - UPDATE

This item is presented to the public and the Planning Commission under Subdivision Ordinance Section 1332.09, Amendment of Approved Final Plan and Plats, and specially under section *2*. That Code language states:

*"**1.** If the amendments and changes proposed in an application to amend would, if proposed in an original S/LD Application to be made to land existing in the condition reflected in the approved Final Plat, constitute a Minor Subdivision/Land Development (such as creation of a Utility Lot or a merger of lots), then the Subdivision Administrator may approve, approve with conditions, or deny the proposed amendment. The proposed amendment will be approved if it meets all requirements of this Ordinance. Upon such approval, the revised Final Plat shall be stamped and signed on behalf of the Planning Commission and thereafter recorded as the Final Record Plat.*

***2.** If the amendments and changes proposed in an application do not qualify for approval by the Subdivision Administrator under the test in Section 1332.09(B)(1), then the Planning Commission shall consider the application to amend after a publicly-noticed public hearing. The Planning Commission may approve, approve with conditions, or deny the proposed amendment. The proposed amendment will be approved if it meets all requirements of this Ordinance. Upon such approval, the revised Final Plat shall be stamped and signed on behalf of the Planning Commission and thereafter recorded as the Final Record Plat*."

SUBDIVISION/LAND DEVELOPMENT ORDINANCE CRITERIA

1. Section 1333.01.C *Blocks shall have a maximum perimeter boundary length of 2,050 feet and the block layout should uphold the pattern of existing blocks where applicable*.

   Lord Fairfax Street has a consistent pattern of block design. The road is two lanes divided by a vegetated median. There is on-street parking on both sides of the road, and curb cuts exist only for alley access.

   The proposed changes would bring a variety of curb cuts to this block. However, since the last time this application was reviewed by the Planning Commission (September 2023), the applicant has modified the plans to include additional on-street parking on Abigail and Westmoreland Streets, and shifted on-street parking from the south side of Newbury St. to the north side of Newbury St.

   The median is still proposed to be removed, which, while not keeping in character with Lord Fairfax Street overall, is complementary with the adjacent block which also lacks a median.

2. Section 1333.02.C.3.D. *Neighborhood Center Streets link neighborhoods with collector Streets. They are similar to Minor Collector Streets, but with greater emphasis on traffic calming measures and lower speeds. Direct access to abutting Lots is permitted. Street parking is permitted.*

   Lord Fairfax Street functions as a neighborhood center street. In comparison, Berryville Pike is a primary street, Augustine Avenue is a major collector street, Prospect Hill Boulevard is a minor collector street, Lord Fairfax is a neighborhood center street.

   Per Table 1333.02, on-street parking is required on both sides of a neighborhood center street. Even if Lord Fairfax were considered a lower impact *neighborhood street*, it would be required to have on-street parking on one side of the road.

   Considering that the proposed plans specifically remove on-street parking from single-family (eastern) side of the road, and that the townhome (western) side of the road will be perforated with curb cuts for the proposed front-loading units, on-street parking on that street will be limited to non-existent.

   On-street parking serves an important purpose. Besides providing additional room for vehicle storage, it also serves as a traffic calming measure. When combined with the originally design median, on-street parking reduces the width of the travel, which can force drivers to lower their speeds. Lower vehicle speeds allows for a safer pedestrian environment, which is especially useful in a residential designed neighborhood with lots of residents.

The applicant proposed mitigation for this is the provision of eight additional parking spaces on Abigail Street and six additional spaces on Westmoreland Street. Assuming each parallel parking space is 22 ft wide per the Ordinance, the amount of on-street parking being lost on Lord Fairfax is approximately 21 spaces, so the proposed changes would lead to a net loss of 8 on-street parking spaces.

The applicant states that the townhome units can be pushed back allowing for driveway parking therefore adding 33 parking spaces

ADDITIONAL CHANGES

In the September 2023 revisions, the seven townhomes ta the intersection of Brandywine St. and Abiail Str. Were designed to have the rear access alley removed and the units made to frontload. The applicant has removed those revision so the units are rear loaded with alley access as originally planned.

CONDITIONS OF ANNEXATION

The applicant is in discussion with the City about revising their Conditions of Annexation. The proposed changes are part of those on-going discussions.

CONCLUSION

The proposed changes would remove a median and on-street parking from Lord Fairfax Street, and add additional on-street parking to Abigail St. and Westmoreland St. The townhomes facing Newbury St. and Lord Fairfax St. would be converted from rear load to front-load, with driveways.

RECOMMENDATION

Approval subject to the following condition:

1. The proposed revisions to the Huntfield Conditions of Annexation must be accepted by City Council prior to signing of the final plan changes for phase 3B.

S/LD Application No._____

RECEIVED
JUN 14 2024
BY: VG

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Subdivision and Land Development (S/LD) Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town Subdivision Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's S/LD Application as required by Ordinance Section 1332.03.

1. DATE June 13th, 2024

2. APPLICATION TYPE

☐ Minor Subdivision | Final S/LD Plan

☑ Major Subdivision Development*
- Preliminary S/LD Plan and Final Plat

☐ Major Land Development**
- Preliminary S/LD Plan

☐ Major Subdivision and Land Development***
- Preliminary S/LD Plan and Final Plat

*Conventional Subdivision – A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required.

**No Division/Merger of Land – A Preliminary Plan and Plat Approval is required for the submission of a building or multiple buildings on one lot where there is no subdivision of land (commonly referred to as a site plan).

***A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required for the submission of a building or multiple buildings that will require the merger, adjustment or subdivision of land.

3. APPLICANT'S NAME* Matthew Stare - DR Aquisitions

Address: 7945 Wormans Mill Rd. Frederick, MD 21701

Telephone Number (240)420-6046 Ext 2031 Fax Number ( )

Email Address mstare@drbgroup.com

4. PROPERTY OWNER'S NAME Matthew Stare - DR Aquisitions

Address: 7945 Wormans Mill Rd. Frederick, MD 21701

Telephone Number (240)420-6046 Ext 2031 Fax Number ( )

Email Address mstare@drbgroup.com

5. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address:

Tax Map # and Parcel: 03 11000100000000

Deed Book and Page #:

Property Area in Square Feet or Acres: 284.98 Acres

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

Residential

7. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

PUD

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

8. ARE THERE ANY ANTICIPATED WAIVERS OR VARIANCES? IF YES, PROVIDE DETAILS.

None

9. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
	Huntfield, Phase 3B	Approved	5/22/2006

10. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

☑ No

11. PLAN/PLAT SUBMISSION TO OTHER AGENCIES (Documentation of all required approvals must be attached to this Application or submitted prior to Preliminary S/LD Application approval)

Agency (Specify others as applicable)	Submittal Date	Approval/Permit Issued	Date of Approval/Issuance
City of Charles Town			
City of Charles Town Utility Board			
Jefferson County Planning and Zoning Department			
Jefferson County Addressing Office			
Jefferson County Board of Education			
WV Department of Environmental Protection			
WV Department of Transportation, Division of Highways			
WV State Historic Preservation Office			
WV Office of Environmental Health Services			
U.S. Army Corps of Engineers			

12. FEE CALCULATION (Per Fee Schedule) _____

_____

_____

_____

AMOUNT PAID $ 200.00

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1332.03 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant _____ Date 6/13/2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application and specified number of Plan/Plat (Three (3) copies at 24" x 36", Adobe PDF format, and Five (5) copies at 11" x 17") copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Paid:$_____ Check No._____

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

_____

_____

PARKING COMPS				
	APPROVED		PROPOSED	
	LOT COUNT	PARKING COUNT	LOT COUNT	PARKING COUNT
STREET PARKING	-	106	-	90
SFA FRONT LOAD (2/LOT)	-	-	33	66
SFA REAR LOAD (1/LOT)	48	48	15	15
SFD FRONT LOAD (2/LOT)	19	38	19	38
SFD REAR LOAD (1/LOT)	7	7	7	7
TOTAL		199		216
REQUIRED 1.8*#LOTS		133		133

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 50 ft.

STATE GRID NORTH
WEST VIRGINIA
NAD 27

SEE SHEET 06 FOR MATCHLINE

Converted back to rear loaded

Existing road profile - No Median

Added Parking

Access easment - Same width as approved pans

Front of units can be pushed back to allow for nose to tail parking adding 33 parking spaces to the above graph

NEWBURY STREET
LORD FAIRFAX STREET
BRANDYWINE STREET
ABIGAIL STREET
HEATHERSEDGE WAY
HAWTHORNDALE STREET
5' CONC. WALK
8" W/M
10" W/M
LOD

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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HUNTFIELD PARKING EXHIBIT

DATE: 2024-04-15
C.I. = 2'
SCALE: 1"=30'

SHEET
1
OF
1

CONSTRUCTION PLANS AND PROFILES

REVISION TO SITE PLAN STPL 2004-0006

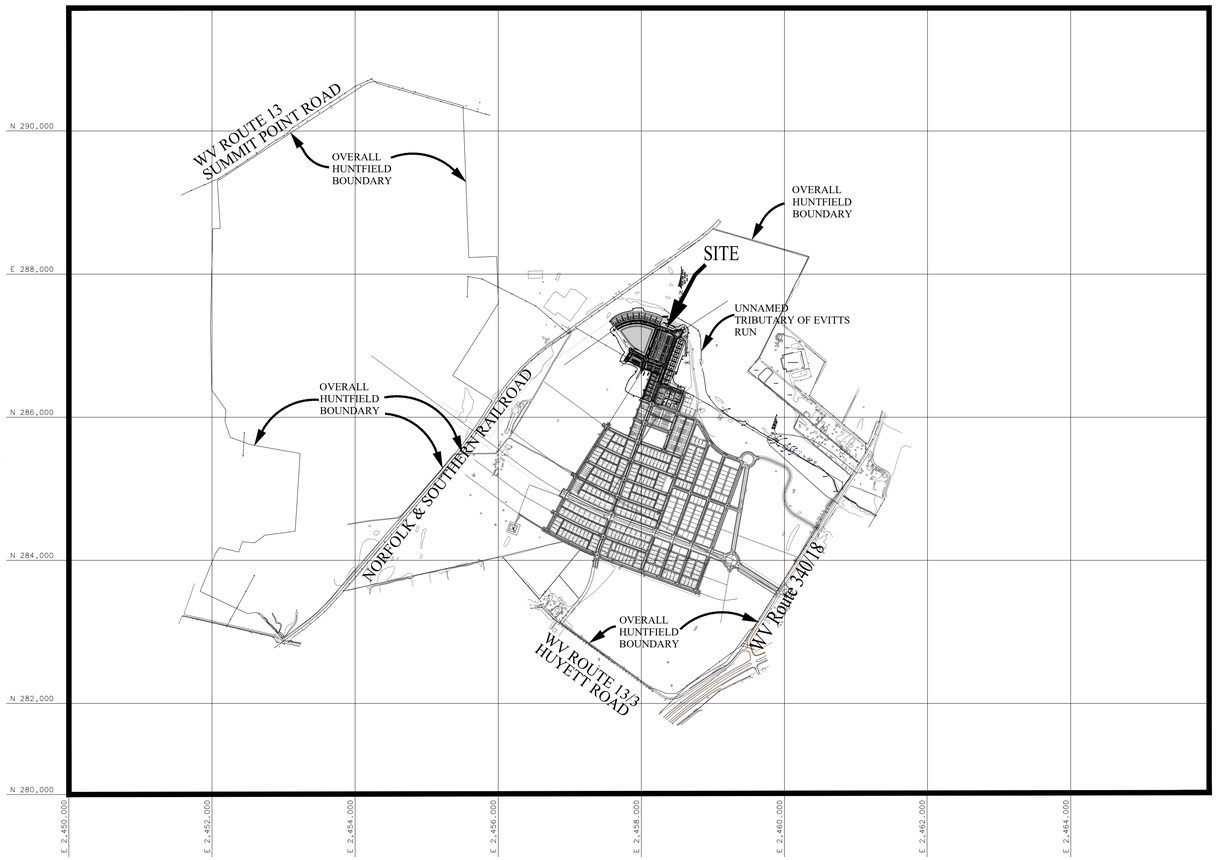
LOTS 467-550, PHASE 3B

CHARLES TOWN CORPORATION

JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASE 3B OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 22.6 ACRES. PHASE 3B CONTAINS 3.5329 ACRES OF OPEN SPACE, 36 SFD LOTS AND 48 SFA LOTS FOR A COMBINED TOTAL OF 84 RESIDENTIAL LOTS. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD OVERALL COMPOSITE SCHEMATIC PLAN" (SCHM 2004-0002) APPROVED APRIL 12, 2005. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC.
2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY
3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNT FIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.
6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS.
7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS".
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.
10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND/OR WVDOH.
11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.
13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.
15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.
18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.
19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.
20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OR CONSTRUCTION OF ALL AREAS OR SITE IMPROVEMENTS SHOWN ON THE SITE PLAN, INCLUDING STREET SIGNS, TRAFFIC SIGNS, OPEN SPACE, RECREATIONAL FACILITIES, STORMWATER FACILITIES, SIDEWALKS, AND OTHER FACILITIES SHOWN ON THIS SITE PLAN.
22. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL IMPROVEMENTS AND AREAS UNTIL CONVEYANCE OF THE IMPROVEMENTS TO THE HOME OWNERS ASSOCIATION OR OTHER ENTITY. UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY, ALL OPEN SPACE PARCELS, ALLEYS, AND OTHER COMMON ELEMENTS SHALL BE CONVEYED TO HUNTFIELD COMMUNITY ASSOCIATION, INC AT WHICH TIME THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF SUCH PARCELS. REFERENCE ARTICLE IV, SECTION 4.1, 4.2 AND 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HUNTFIELD COMMUNITY ASSOCIATION, INC. WHICH WAS RECORDED FEBRUARY 14, 2003 IN DEED BOOK 970 AT PAGE 154.
23. THE OWNER MUST BOND ALL REQUIRED SITE IMPROVEMENTS PRIOR TO THEIR CONSTRUCTION.
24. ALL STREETS SHOWN WITHIN THIS PLAN WITH THE EXCEPTION OF LORD FAIRFAX STREET ARE DEFINED AS LOCAL ROADS PER THE CRITERIA LISTED IN SECTION 906.05 (B) (1) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN WITH REGARD TO ARTICLE EIGHT-A NEIGHBORHOOD RESIDENTIAL (NR) AS ADOPTED MONDAY AUGUST 17, 1998. LORD FAIRFAX STREET IS DEFINED AS A COLLECTOR ROAD.
25. ALL STREETS ARE TO BE DEDICATED TO THE CITY OF CHARLES TOWN PER ARTICLE 8A (E) (3) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN AS ADOPTED AUGUST 17, 1998. CONVEYANCE OF THE STREETS TO THE CITY WILL OCCUR UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY.
26. THE CONTRACTOR SHALL OBTAIN A COPY OF THE MOST RECENT CHARLES TOWN UTILITY BOARD WATER AND SEWER SPECIFICATIONS AND INSTALL AND TEST THE LINES ACCORDING TO THESE STANDARDS. APPLICABLE CITY OF CHARLES TOWN STANDARD DETAILS FOR FIRE HYDRANTS, THRUST BLOCKING, WATER METERS, DROP MANHOLES, SANITARY LATERALS, AND PIPE TRENCHING SHALL BE USED DURING THE INSTALLATION OF THESE LINES.



VICINITY MAP

SCALE : 1"= 1000'

OWNER / DEVELOPER

DR AQUISITIONS, LLC
7945 WORMANS MILL RD.
FREDERICK, MD, 21701

REVISION NARRATIVE
-TOWNHOUSE UNITS ON LOTS 494-533 CONVERTED TO FRONT LOAD
-REMOVAL OF ALLEY 3B31 AND PORTION OF 3C32
-REMOVAL OF MEDIAN ALONG LORD FAIRFAX STREET
-REMOVAL OF PARKING ALONG NEWBURY STREET
-ADJUSTMENT OF ALL UTILITIES, INFRASTRUCTURE, PROFILES, AND COMPUTATIONS ASSOCIATED WITH THESE CHANGES

STATE GRID NORTH
WEST VIRGINIA
NAD 27

SHEET INDEX

1. COVER
2. STATUS
2A. STATUS
3. OVERALL GRADING PLAN
4. GRADING PLAN
5. GRADING PLAN
6. GRADING PLAN
7. PLAN & PROFILE - Newbury Street & Brandywine Street
8. PLAN & PROFILE - Lord Fairfax Street
9. PLAN & PROFILE - Westmoreland Way
10. PLAN & PROFILE - Abigail Street
11. PLAN & PROFILE - Payne Street
12. PLAN & PROFILE - Continental Circle & Misc. Profiles
13. PLAN & PROFILE - Alley 4B32 & 4B31
14. PLAN & PROFILE - Alley 4C34 & 4C32
15. STORM SEWER PROFILES
16. STORM SEWER PROFILES
17. STORM SEWER COMPUTATIONS
18. OVERALL DRAINAGE DIVIDES
19. EROSION & SEDIMENT CONTROL PLANS
20. E&S DETAILS
21. E&S DETAILS
22. LANDSCAPE PLANS
23. PRELIMINARY RECORD PLAT
24. PHASE LOCATION & PROPERTY ADJOINER MAP
25. MISC. DETAILS

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
	HUNTFIELD, PHASE I SCHEMATIC	APPROVED	2/11/2002
STPL 2002-0001	HUNTFIELD, PHASE I (SITE PLAN)	APPROVED	6/24/2002
SBRD 2002-0001	HUNTFIELD, PHASE I RECORD PLAT	APPROVED	7/29/2002
RPOC 2003-0001	HUNTFIELD, PHASE I (RECORD PLAT CORRECTION)	APPROVED	Recorded 9/9/03
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISED (SITE PLAN AMMENDMENT)	APPROVED	5/28/2003
SBDR 2003-0001/RPAM 2003-0001	HUNTFIELD, PHASE 1 REVISED (RECORD PLAT AMMENDMENT)	APPROVED	6/16/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (SITE PLAN AMMENDMENT)	APPROVED	10/27/2003
RPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (RECORD PLAT AMMENDMENT)	APPROVED	10/27/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A (SITE PLAN)	APPROVED	5/28/2003
SBRD 2003-0002	HUNTFIELD, PHASE 2A RECORD PLAT	APPROVED	3/30/2004
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
STPL 2003-0006	HUNTFIELD, PHASE 2B (SITE PLAN)	APPROVED	8/5/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1A RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1B RECORD PLAT	APPROVED	10/25/2004
STPL 2003-0009	HUNTFIELD, PHASE 3A (SITE PLAN)	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 1 RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 2 RECORD PLAT	APPROVED	6/28/2004
STPL 2004-0006	HUNTFIELD, PHASE 3B (SITE PLAN)	APPROVED	5/22/2006
STPL 2009-0005	HUNTFIELD, PHASE 3A BLOCK 29 REVISION	APPROVED	12/18/2009

NOTES: 1) HUNTFIELD COMPOSITE SCHEMATIC 1 (SCHM 2003-0003) REPLACED PREVIOUSLY APPROVED HUNTFIELD SCHEMATICS.
2) THE DATE LISTED FOR THE PHASE 2B SITE PLAN APPROVAL CORRESPONDS TO THE DATE THAT THE REVISED DEPARTMENT OF HIGHWAYS PERMIT WAS ISSUED WHICH COVERED THE OUTSTANDING LOTS IN HUNTFIELD 2B.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

JON K. ERICKSON, PE
MORRIS & RITCHIE ASSOCIATES

SURVEYOR'S CERTIFICATION

THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HERON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OR CLOSURE OF 1 : 7,500 OR BETTER.

JON K. ERICKSON, PE
MORRIS & RITCHIE ASSOCIATES

STATEMENT OF ACCEPTANCE

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

DRB AQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD, 21701

SITE PLAN APPROVED

DATE: _____

PLANNING COMMISSION
CITY OF CHARLES TOWN, WV

SITE PLAN APPROVED

DATE: _____

JEREMY CAMP
ZONING ADMINISTRATOR AND CITY PLANNER
CITY OF CHARLES TOWN, WV

CONTACT "MISS UTILITY" AT 1-800-245-4848

BEFORE ANY CONSTRUCTION PER CITY OF CHARLES TOWN WATER DEPARTMENT ORDINANCE

No.	DATE	REVISIONS
1	5/16/06	GENERAL NOTE #1 AMENDED.

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Cover Sheet
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: AS SHOWN

SHEET 1 OF 25

PP-20048

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- YIELD & RIGHT TURN ONLY COMBINATION SIGN
- # WATERMAIN FITTINGS (SEE CHART ON SHEET 3)
- W WATERLINE EASEMENT
- S SANITARY EASEMENT
- E INGRESS/EGRESS EASEMENT
- SD STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE GRID NORTH
WEST VIRGINIA
NAD 27

SHEET 05

BLOCK 34

BLOCK 30

BLOCK 29

BLOCK 27

SHEET 06

No.	DATE	DESCRIPTION
		REVISIONS
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
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MRAGTA.COM

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Overall Grading Plan

HUNTFIELD
Phase 3B

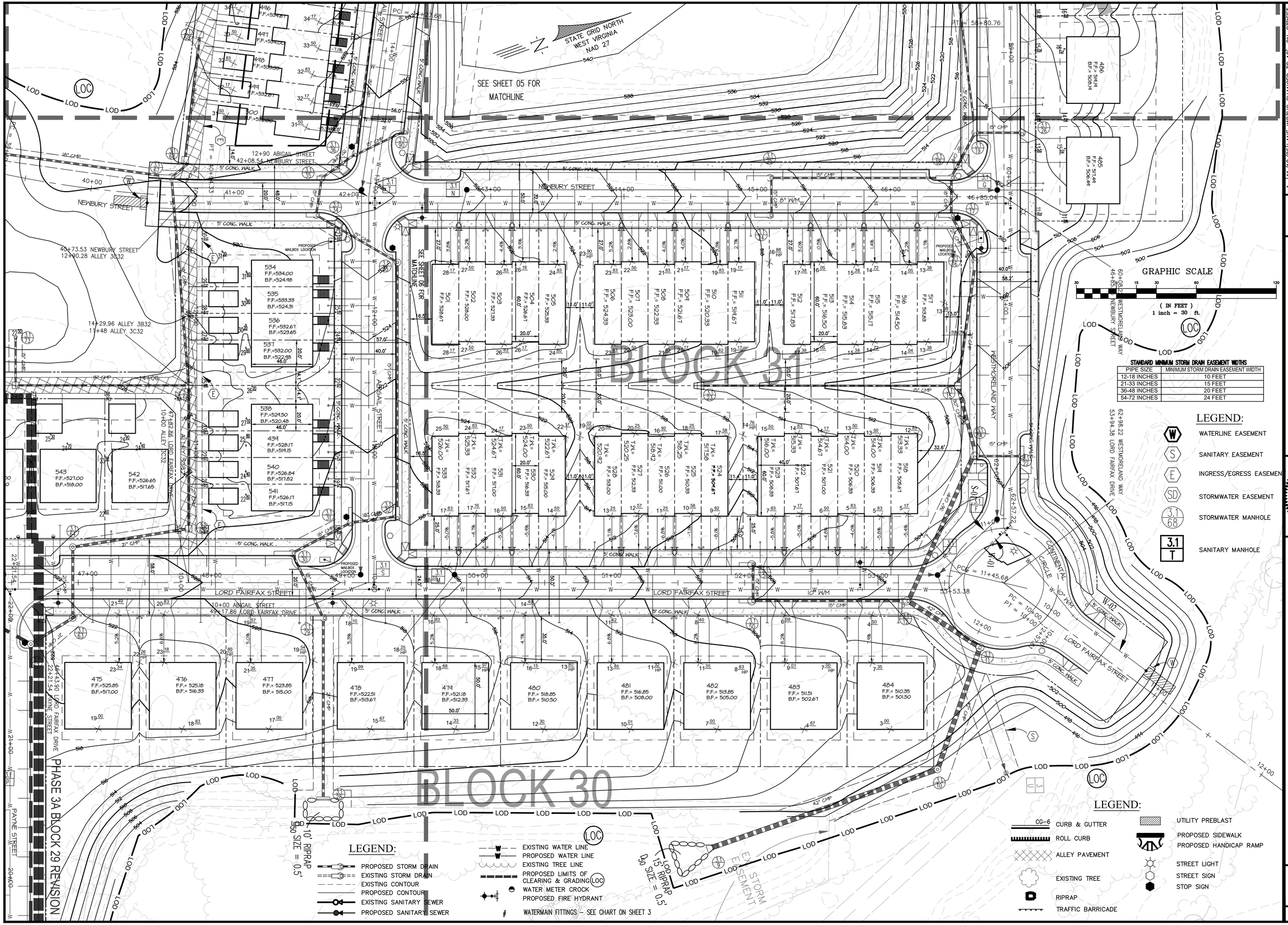
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' *C.I.* = 2' *DATE:* JANUARY 2004

SHEET 3 *OF* 25

PP-20048

L:\Projects\Huntfield\Engineering\Phase 3B_REVISION\3-6 - Grading Plan.dwg



No.	DATE	DESCRIPTION
1.	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 984-4047
MRAGTA.COM

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Grading Plan

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 4 OF 25

PP-20048

L:\Projects\Huntfield\Engineering\Phase 3B_REVISION\3-6 - Grading Plan.dwg

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH
WEST VIRGINIA
NAD 27

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE
- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN

BLOCK 34

BRANDYWINE STREET

ABIGAIL STREET

NEWBURY STREET

WESTMORELAND WAY

12+90 ABIGAIL STREET
42+08.54 NEWBURY STREET

15+12.84 ABIGAIL STREET
28+98.62 BRANDYWINE STREET

PC = 11+27.68

PT = 58+80.76

SEE SHEET 04 FOR MATCHLINE

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Grading Plan

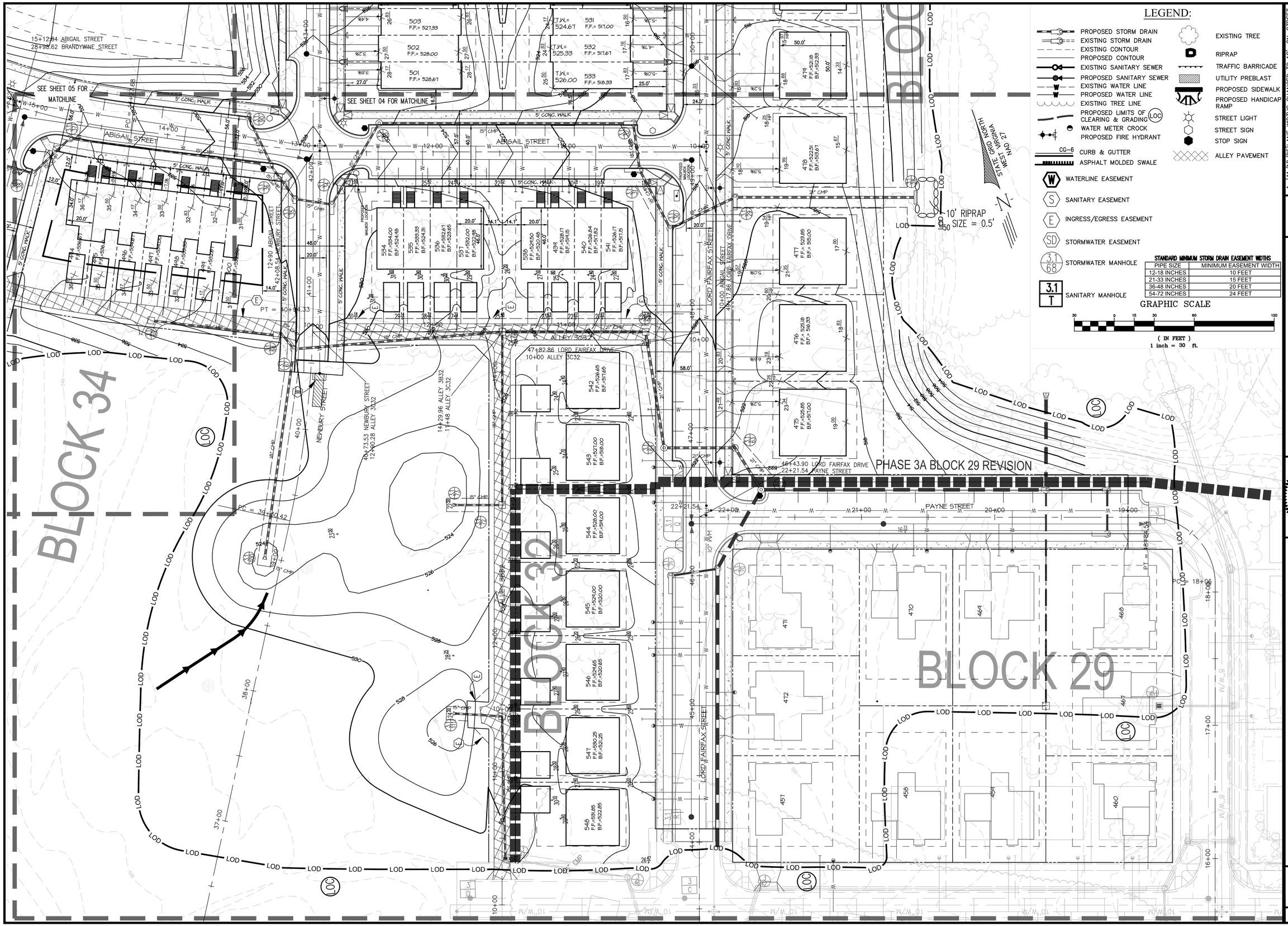
HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 5 OF 25

PP-20048



No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
PE No. 30755
06/14/2024
PROFESSIONAL ENGINEER

Grading Plan

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 6 OF 25

PP-20048

CENTER LINE GEOMETRY
BRANDYWINE STREET

Desc.	Station	Spiral/Curve Data		Northing	Easting
	10+00			283350.9467	2456801.8764
	Length:	1898.62	Course:	N 34–15–56 E	
	28+98.62			284920.0392	2457870.8556
		Tangent Data			
	10+00			283350.9467	2456801.8764
	28+98.62			284920.0392	2457870.8556
	Length:	1898.62	Course:	N 34–15–56 E	

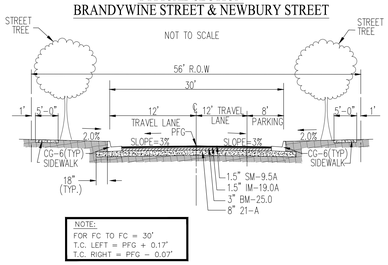
CENTER LINE GEOMETRY
NEWBURY STREET

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	40+12.68			284629.7606	2457999.2540
	Length:	672.98	Course:	N 20–01–36 E	
	Delta:	12–07–58			
		Tangent Data			
	22+93.39			283174.2567	2457084.1138
	39+30.42			284560.1233	2457955.4699
	Length:	1637.04	Course:	N 32–09–34 E	
		Circular Curve Data			
PC	39+30.42			284560.1233	2457955.4699
CC				284972.1054	2457300.2244
PT	40+94.33			284707.0449	2458027.4238
	Delta:	12–07–58	Type:	LEFT	
	Radius:	774.00	DOC:	07–24–09	
	Length:	163.90	Tangent:	82.26	
	Mid–Ord:	4.33	External:	4.36	
	Chord:	163.59	Course:	N 26–05–35 E	
	Es:	4.36			
PI	46+85.04			285262.0452	2458229.7186
		Tangent Data			
	40+94.33			284707.0449	2458027.4238
	46+85.04			285262.0452	2458229.7186
	Length:	590.72	Course:	N 20–01–36 E	

SANITARY LATERAL COMPUTATIONS

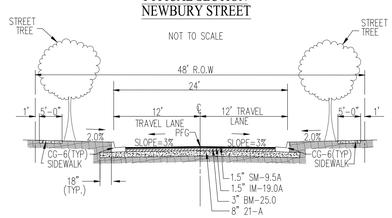
Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Slab Elevation (FT.)
517	0+60.00	N / G	2.08%	28.5	503.73	504.33	N/A			0+21.35	504.77	4.00	508.77	509.05		513.83
516	0+60.00	N / G	2.08%	28.5	503.73	504.33	N/A			0+21.35	504.77	4.50	509.27	509.55		514.5
515	1+04.00	N / G	2.08%	28.5	504.58	505.18	N/A			0+21.35	505.62	4.50	510.12	510.40		515.17
514	1+04.00	N / G	2.08%	28.5	504.58	505.18	N/A			0+21.35	505.62	5.00	510.62	510.90		515.83
513	1+40.00	N / G	2.08%	28.5	506.54	507.13	N/A			0+21.35	507.57	4.00	511.57	511.85		516.5
512	1+40.00	N / G	2.08%	28.5	506.54	507.13	N/A			0+21.35	507.57	5.00	512.57	512.85		517.83
511	2+02.00	N / G	2.08%	28.5	508.88	509.47	N/A			0+21.35	509.91	4.50	514.41	514.69		519.67
510	2+02.00	N / G	2.08%	28.5	508.88	509.47	N/A			0+21.35	509.91	5.50	515.41	515.69		520.33
509	2+42.00	N / G	2.08%	28.5	510.26	510.85	N/A			0+21.35	511.30	5.50	516.80	517.08		521.67
508	2+42.00	N / G	2.08%	28.5	510.26	510.85	N/A			0+21.35	511.30	6.00	517.30	517.58		522.33
507	2+82.00	N / G	2.08%	28.5	512.03	512.62	N/A			0+21.35	513.07	5.00	518.07	518.35		523.00
506	2+82.00	N / G	2.08%	28.5	513.73	514.53	N/A			0+21.35	514.77	4.50	519.27	519.55		524.33
505	3+17.00	N / G	2.08%	28.5	513.73	514.53	N/A			0+21.35	514.77	5.50	520.27	520.55		525.33
504	3+64.00	N / G	2.08%	28.5	515.93	516.52	N/A			0+21.35	516.97	4.50	521.47	521.75		526.37
503	3+64.00	N / G	2.08%	28.5	515.93	516.52	N/A			0+21.35	516.97	5.50	522.47	522.75		527.33
502	3+98.00	N / G	2.08%	28.5	516.34	516.93	N/A			0+21.35	517.37	5.50	522.87	523.15		528.00
501	3+98.00	N / G	2.08%	28.5	516.34	516.93	N/A			0+21.35	517.37	6.50	523.87	524.15		528.67

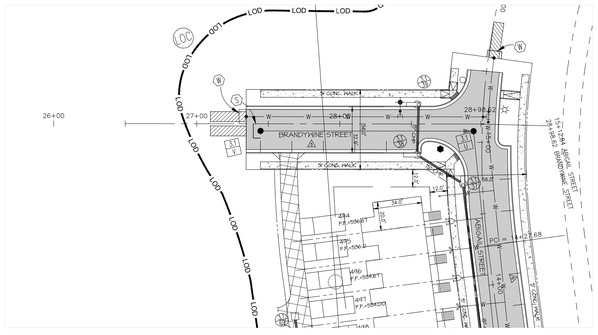
TYPICAL SECTION
BRANDYWINE STREET & NEWBURY STREET



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG – 0.07'

TYPICAL SECTION
NEWBURY STREET




BRANDYWINE STREET
5' CONC. WALK
28+98.62 BRANDYWINE STREET
12+84.68 ABIGAIL STREET
ABIGAIL STREET
PC
PT
LOD
LOC
26+00
27+00
28+00
28+98.62
34.0'
26.0'
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1564 F.F.=-2.13
1565 F.F.=-3.00
1566 F.F.=-3.13
1567 F.F.=-4.00
1568 F.F.=-4.13
1569 F.F.=-5.00
1570 F.F.=-5.13
1571 F.F.=-6.00
1572 F.F.=-6.13
1573 F.F.=-7.00
1574 F.F.=-7.13
1575 F.F.=-8.00
1576 F.F.=-8

SANITARY LATERAL COMPUTATIONS

Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Slab Elevation (FT.)
484	0+29.87	M	E	2.08%	49	492.48	492.48	N/A			0+22.66	492.96	2.5	495.46	495.74		500.50
518	0+35.00	M	E	2.08%	18.5	492.04	492.04	N/A			0+09.75	492.24	8.5	500.74	501.02		505.67
519	0+35.00	M	E	2.08%	18.5	492.04	492.04	N/A			0+09.75	492.24	9.0	501.24	501.52		506.33
520	0+75.00	M	E	2.08%	18.5	493.52	493.52	N/A			0+09.75	493.72	7.5	501.22	501.50		506.33
521	0+75.00	M	E	2.08%	18.5	493.52	493.52	N/A			0+09.75	493.72	8.0	501.72	502.00		507.00
522	1+15.00	M	E	2.08%	18.5	495.61	496.00	N/A			0+09.75	496.20	6.5	502.70	502.98		507.67
523	1+15.00	M	E	2.08%	18.5	495.61	496.00	N/A			0+09.75	496.20	7.0	503.20	503.48		508.33
483	1+27.84	M	E	2.08%	49	495.09	496.11	N/A			0+22.66	496.58	0.0	496.58	496.86		501.67
524	1+52.84	M	E	2.08%	18.5	496.09	496.47	N/A			0+09.75	496.68	8.0	504.68	504.96		509.67
482	1+57.84	M	E	2.08%	49	496.20	497.22	N/A			0+22.66	497.69	1.5	499.19	499.47		504.00
525	1+97.36	M	E	2.08%	18.5	497.66	498.05	N/A			0+09.75	498.25	7.0	505.25	505.53		510.33
526	1+97.36	M	E	2.08%	18.5	497.66	498.05	N/A			0+09.75	498.25	7.5	505.75	506.03		511
481	2+13.84	M	E	2.08%	49	498.27	499.29	N/A			0+22.66	499.76	2.0	501.76	502.04		507.00
527	2+37.36	M	E	2.08%	18.5	498.14	498.53	N/A			0+09.75	499.73	7.5	507.23	507.51		512.33

Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Slab Elevation (FT.)
528	2+37.36	M	E	2.08%	18.5	499.14	499.53	N/A			0+09.75	499.73	8.0	507.73	510.04		513.00
529	2+78.84	M	E	2.08%	18.5	500.68	501.06	N/A			0+09.75	499.73	8.5	509.76	505.13		515.00
480	2+83.84	M	E	2.08%	49	500.86	501.88	N/A			0+22.66	501.26	2.5	504.85	511.54		510
530	3+19.36	M	E	2.08%	18.5	502.18	502.56	N/A			0+09.75	502.35	8.5	511.26	512.04		516.33
531	3+19.36	M	E	2.08%	18.5	502.18	502.56	N/A			0+09.75	502.76	9.0	511.76	507.70		517.00
479	3+53.36	M	E	2.08%	49	503.43	504.45	N/A			0+22.66	504.92	2.5	507.42	513.06		512.33
532	3+82.42	M	E	2.08%	18.5	503.69	504.08	N/A			0+09.75	504.28	8.5	512.78	513.06		517.67
533	3+82.42	M	E	2.08%	18.5	503.69	504.08	N/A			0+09.75	504.28	9.0	513.28	513.56		518.33
478	3+82.42	M	E	2.08%	49	503.69	504.71	N/A			0+09.75	505.18	3.5	508.68	508.96		513.67
541	1+58.95	S	Q	2.08%	18.5	508.61	509.38	N/A			0+17.75	509.75	2.5	512.25	512.53		517.15

Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
546	0+93.50	Q	R	2.08%	32.0	508.23	508.98	N/A			0+18.5	509.37	6.00	515.37	515.65		520.65
472	1+41.50	Q	R	2.08%	54.0	510.39	511.14	N/A			0+40.5	511.98	3.00	514.98	515.26		519.50
547	1+48.50	Q	R	2.08%	32.0	510.62	511.37	N/A			0+18.5	511.75	4.00	515.75	516.03		521.25
548	2+01.50	Q	R	2.08%	32.0	512.82	513.57	N/A			0+18.5	514.23	4.00	518.23	518.51		522.85
544	0+21.00	Q	S	2.08%	32.0	504.20	504.95	N/A			0+18.5	505.34	9.00	514.34	514.62		519.00
543	0+47.36	Q	S	2.08%	32.0	504.43	505.18	N/A			0+18.5	505.56	7.00	512.56	512.84		518.00
475	1+02.00	Q	S	2.08%	54.0	504.89	505.64	N/A			0+40.5	506.48	4.00	510.48	510.76		515.90
542	1+28.96	Q	S	2.08%	32.0	505.12	505.87	N/A			0+18.5	506.25	6.00	512.25	512.54		517.65
476	1+52.96	Q	S	2.08%	54.0	505.32	506.07	N/A			0+40.5	506.92	3.00	509.92	510.20		514.84
541	1+58.96	Q	S	2.08%	32.0	505.38	506.13	N/A			0+18.5	506.51	6.00	512.51	512.79		517.15
477	2+32.00	Q	S	2.08%	54.0	506.00	506.75	N/A			0+40.5	507.59	1.00	508.59	508.87		513.58
474	0+51.00	Q	R	2.08%	54.0	506.32	507.07	N/A			0+40.5	507.91	5.00	512.91	513.19		518.25
545	0+79.00	Q	R	2.08%	32.0	507.58	508.33	N/A			0+18.5	508.71	6.00	514.71	514.99		520.00
473	0+87.50	Q	R	2.08%	54.0	507.96	508.71	N/A			0+40.5	509.55	4.00	513.55	513.83		518.00

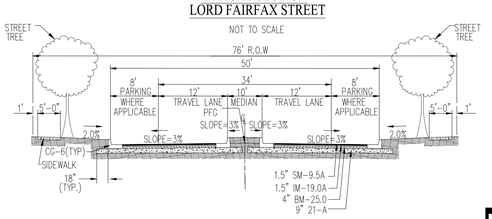
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TYPICAL SECTION
LORD FAIRFAX STREET

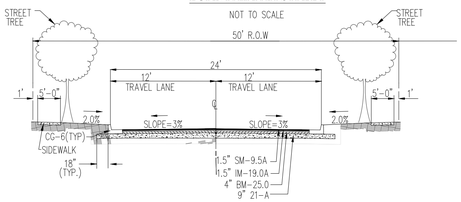
NOT TO SCALE



NOTE:
FOR FC TO FC = 12'
T.C. LEFT = PFG - 0.01'
T.C. RIGHT = PFG - 0.01'
FOR FC TO FC = 20'
T.C. LEFT = PFG - 0.25'
T.C. RIGHT = PFG - 0.25'

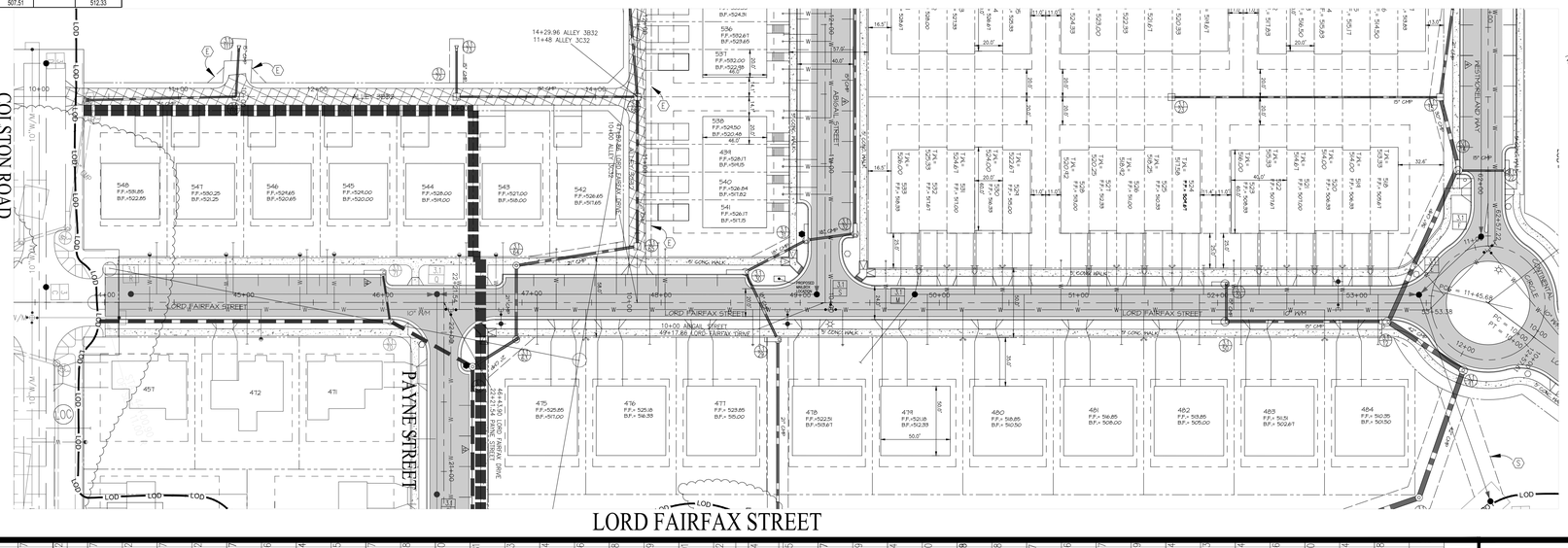
TYPICAL SECTION
LORD FAIRFAX STREET

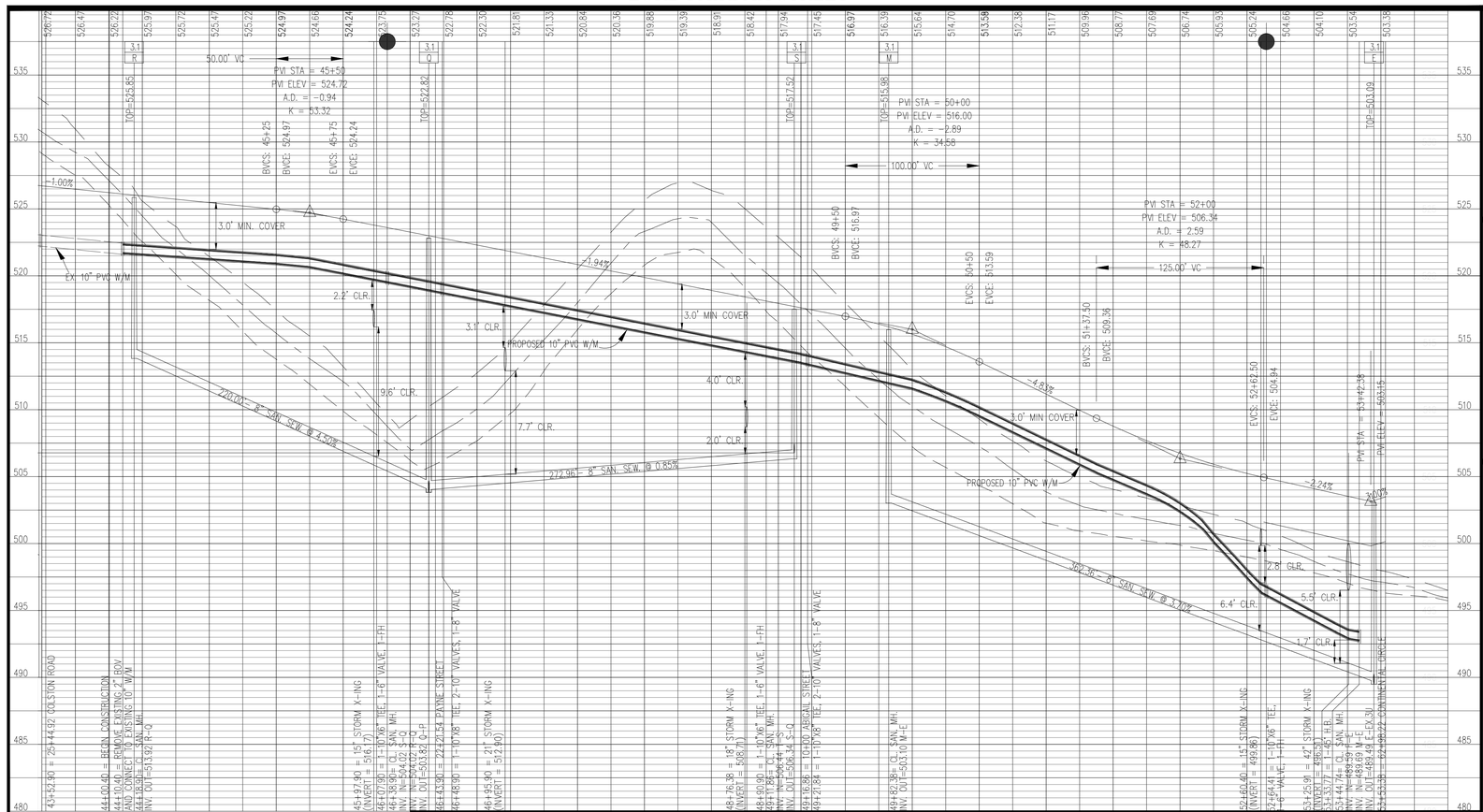
NOT TO SCALE



CENTER LINE GEOMETRY
LORD FAIRFAX STREET

Desc.	Station	Spiral/Curve Data	Northing	Easting
PI	53+53.38		285124.2196	2458488.1455
		Tangent Data		
	22+02.42		282163.7820	2457409.0808
	53+53.38		285124.2196	2458488.1455
	Length:	3150.96 Course:	N 20-01-36 E	





EASEMENT LEGEND

- (SS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (S) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (SS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (S) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT

(2) NO PARKING
(3) PRIVATE DRIVE
(A) FIRE LANE "A"
(B) FIRE LANE "B"
(C) FIRE LANE "C"

LEGEND
EX. GRADE 35' LEFT
EX. GRADE @ ℄
EX. GRADE 35' RIGHT

No.	DATE	REVISIONS
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION
3	5/16/06	ADDED CURB INLET NOTE

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Reg. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Plan & Profile - Lord Fairfax Street

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: 1"=5'(V), 1"=50'(H)

SHEET 8 OF 25

PP-20048

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SANITARY LATERAL COMPUTATIONS

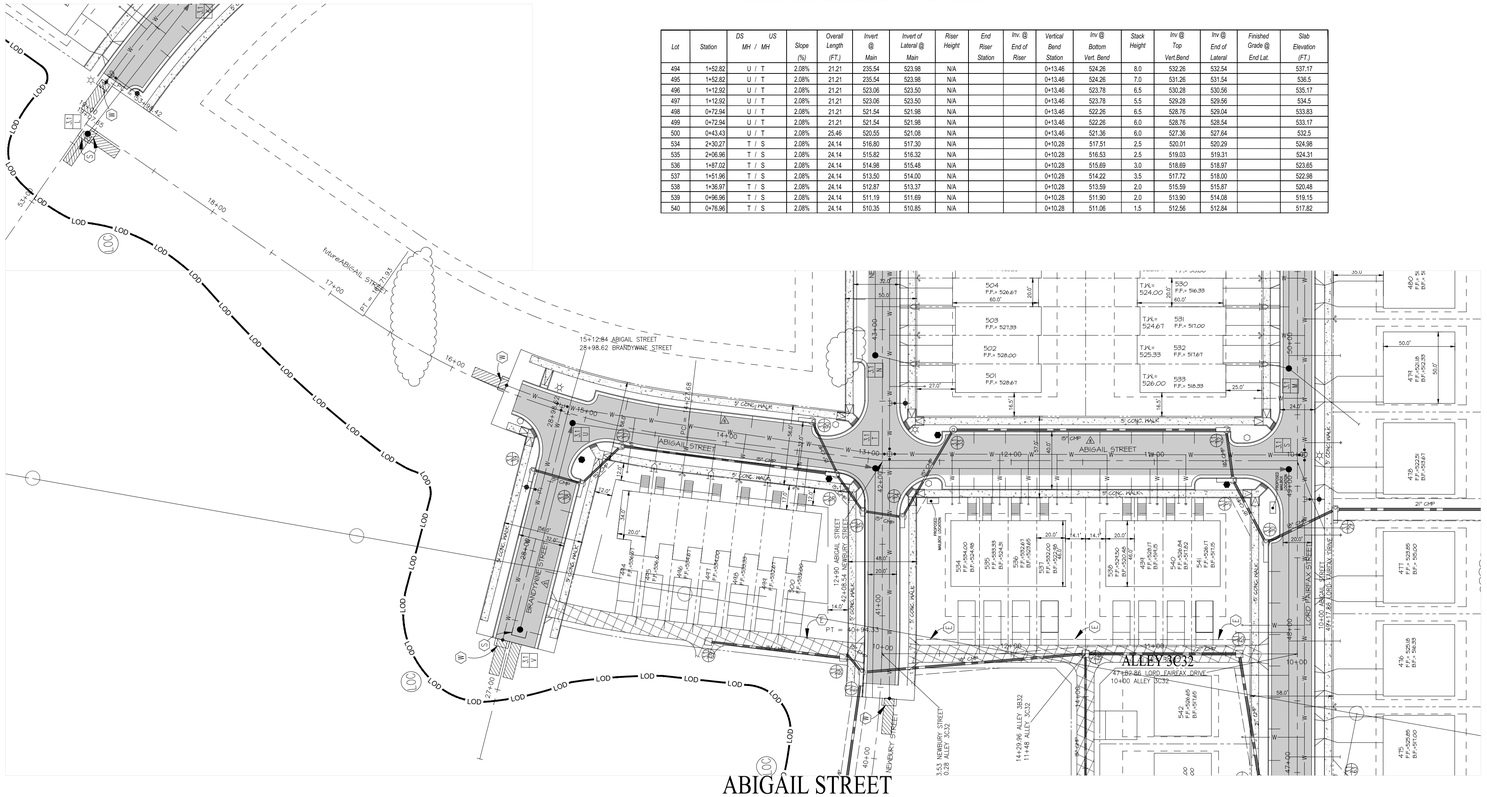
Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Slab Elevation (FT.)
494	1+52.82	U / T	2.08%	21.21	235.54	523.98	N/A			0+13.46	524.26	8.0	532.26	532.54		537.17
495	1+52.82	U / T	2.08%	21.21	235.54	523.98	N/A			0+13.46	524.26	7.0	531.26	531.54		536.5
496	1+72.92	U / T	2.08%	21.21	523.06	523.50	N/A			0+13.46	523.78	6.5	530.28	530.56		535.17
497	1+72.92	U / T	2.08%	21.21	523.06	523.50	N/A			0+13.46	523.78	5.5	529.28	529.56		534.5
498	0+72.94	U / T	2.08%	21.21	521.54	521.98	N/A			0+13.46	522.26	6.5	528.76	529.04		533.83
499	0+72.94	U / T	2.08%	21.21	521.54	521.98	N/A			0+13.46	522.26	6.0	528.76	528.54		533.17
500	0+43.43	U / T	2.08%	25.46	520.55	521.08	N/A			0+13.46	521.36	6.0	527.36	527.64		532.5
534	2+30.27	T / S	2.08%	24.14	516.80	517.30	N/A			0+10.28	517.51	2.5	520.01	520.29		524.98
535	2+06.96	T / S	2.08%	24.14	515.82	516.32	N/A			0+10.28	516.53	2.5	519.03	519.31		524.31
536	1+87.02	T / S	2.08%	24.14	514.98	515.48	N/A			0+10.28	515.69	3.0	518.69	518.97		523.65
537	1+51.98	T / S	2.08%	24.14	513.50	514.00	N/A			0+10.28	514.22	3.5	517.72	518.00		522.98
538	1+36.97	T / S	2.08%	24.14	512.87	513.37	N/A			0+10.28	513.59	2.0	515.59	515.87		520.48
539	0+96.96	T / S	2.08%	24.14	511.19	511.69	N/A			0+10.28	511.90	2.0	513.90	514.08		519.15
540	0+76.96	T / S	2.08%	24.14	510.35	510.85	N/A			0+10.28	511.06	1.5	512.56	512.84		517.82

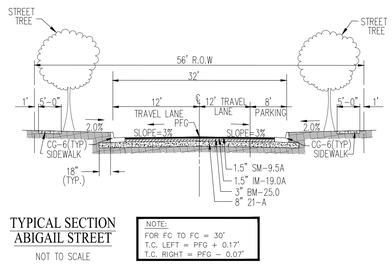
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





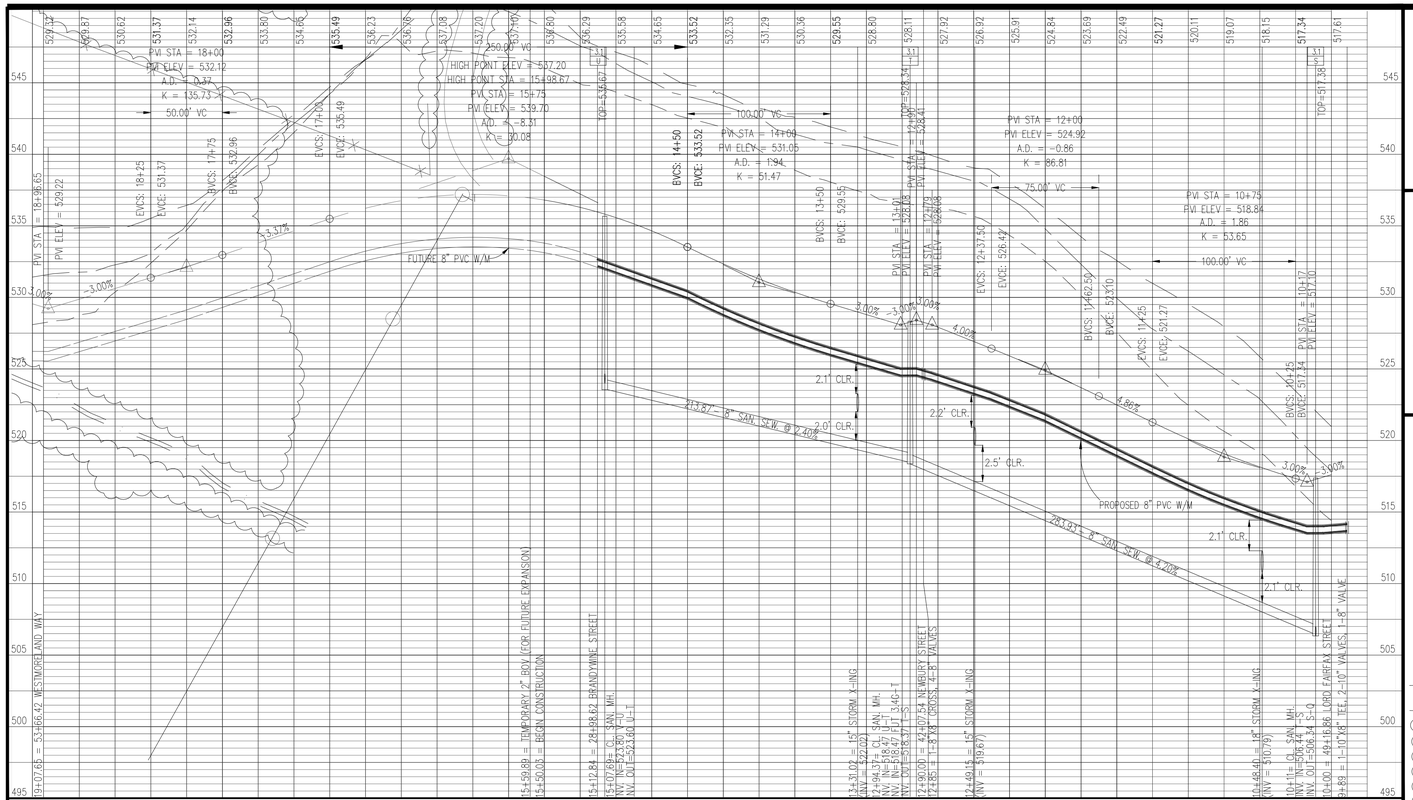


TYPICAL SECTION
ABIGAIL STREET
NOT TO SCALE

NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG - 0.07'

CENTER LINE GEOMETRY
ABIGAIL STREET

PI	10+00			284714.0988	2458338.6585
	Length:	290.00	Course:	N 69-58-24 W	
PI	12+90			284813.4109	2458066.1936
	Length:	262.29	Course:	N 63-14-04 W	
	Delta:	6-44-20			
	Tangent Data				
	10+00			284714.0988	2458338.6585
	12+90			284813.4109	2458066.1936
	Length:	290.00	Course:	N 69-58-24 W	
PI	15+52.29			284931.5300	2457832.0074
	Length:	360.34	Course:	N 35-14-44 W	
	Delta:	27-59-20			
	Tangent Data				
	12+90			284813.4109	2458066.1936
	14+27.68			284875.4119	2457943.2687
	Length:	137.68	Course:	N 63-14-04 W	
	Circular Curve Data				
PC	14+27.68			284875.4119	2457943.2687
CC				285321.8404	2458168.4389
PT	16+71.93			285033.2995	2457760.0957
	Delta:	27-59-20	Type:	RIGHT	
	Radius:	500.00	DOC:	11-27-33	
	Length:	244.25	Tangent:	124.61	
	Mid-Ord:	14.84	External:	15.29	
	Chord:	241.83	Course:	N 49-14-24 W	
	Es:	15.29			
PI	19+07.65			285225.8123	2457624.0635
	Tangent Data				
	16+71.93			285033.2995	2457760.0957
	19+07.65			285225.8123	2457624.0635
	Length:	235.72	Course:	N 35-14-44 W	



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Plan & Profile - ABIGAIL STREET
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. N/A DATE: JANUARY 2004

SHEET
10
OF
25

PP-20048

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CENTER LINE GEOMETRY
LORD FAIRFAX STREET

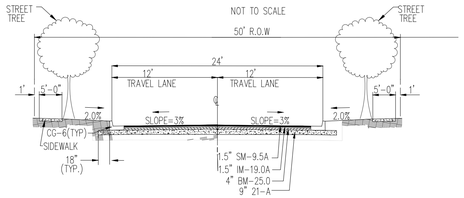
Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	10+00			285185.2545	2458536.4516
	Length:	798.99	Course:	N 56-41-36 E	
PI	17+98.99			285623.9994	2459204.2043
	Tangent Data				
	10+00			285185.2545	2458536.4516
	17+98.99			285623.9994	2459204.2043
	Length:	798.99	Course:	N 56-41-36 E	

CENTER LINE GEOMETRY
CONTINENTAL CIRCLE

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	10+00			285185.2545	2458536.4516
	Length:	196.44	Course:	S 33-18-24 E	
PI	8+03.56			285021.0850	2458644.3187
	Length:	0.00	Course:	S 43-56-44 E	
	Delta:	10-38-20			
	Circular Curve Data				
PC	10+00			285185.2545	2458536.4516
CC				285162.7405	2458502.1862
PT	11+45.68			285128.3996	2458479.7875
	Delta:	203-34-44	Type:	LEFT	
	Radius:	41.00	DOC:	139-44-45	
	Length:	145.68	Tangent:	196.44	
	Mid-Ord:	49.38	External:	241.67	
	Chord:	80.27	Course:	S 44-54-13 W	
	Es:	159.67			
PI	13+42.11			285021.0850	2458644.3187
	Length:	196.44	Course:	N 33-18-24 W	
	Delta:	169-21-40			
	Circular Curve Data				
PC	11+45.68			285128.3996	2458479.7875
CC				285162.7405	2458502.1862
PT	12+57.61			285185.2545	2458536.4516
	Delta:	156-25-16	Type:	LEFT	
	Radius:	41.00	DOC:	139-44-45	
	Length:	111.93	Tangent:	196.44	
	Mid-Ord:	32.62	External:	159.67	
	Chord:	80.27	Course:	N 44-54-13 E	
	Es:	159.67			
PI	12+57.61			285185.2545	2458536.4516

TYPICAL SECTION
LORD FAIRFAX STREET

NOT TO SCALE



GRAPHIC SCALE

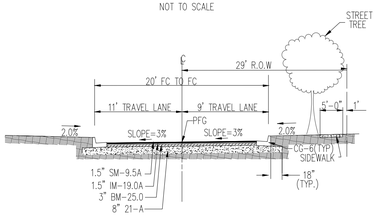


(IN FEET)
1 inch = 50 ft.

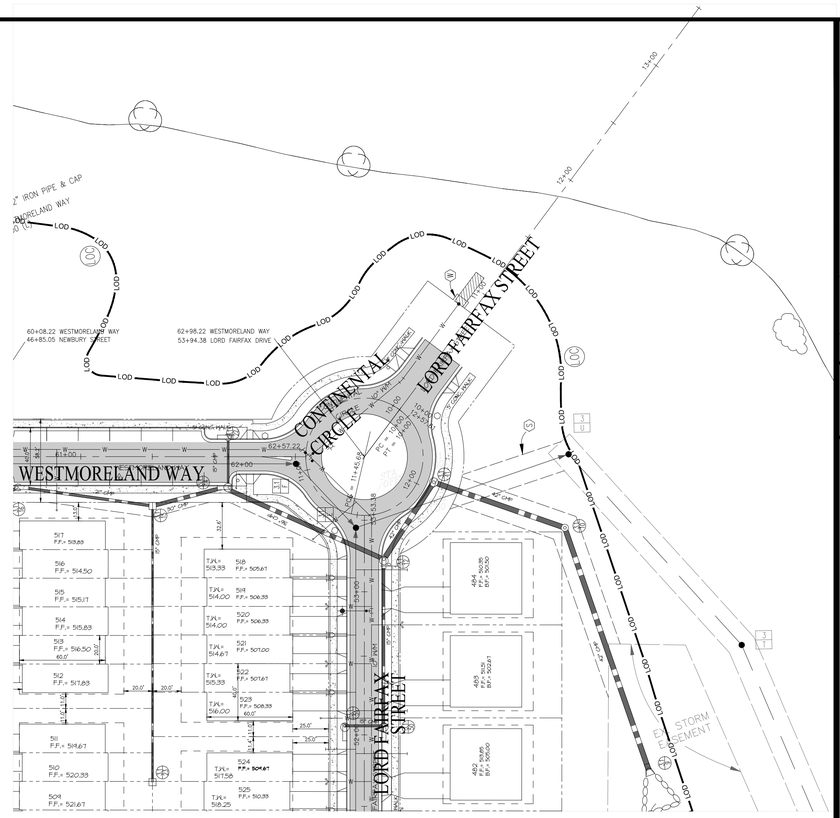


TYPICAL SECTION
CONTINENTAL CIRCLE

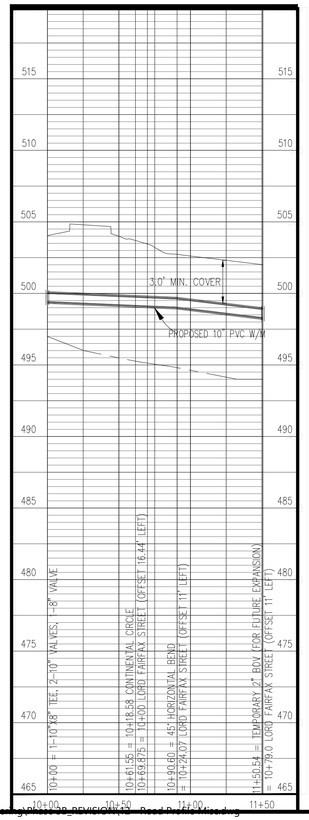
NOT TO SCALE



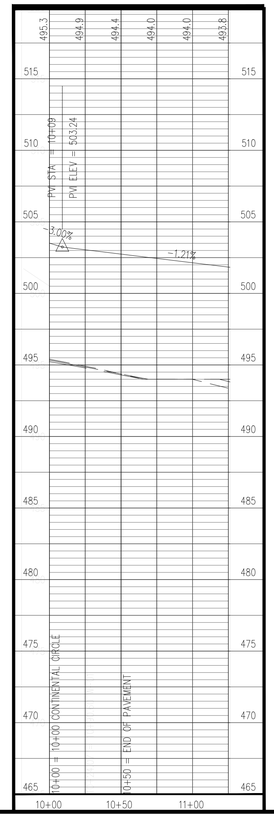
NOTE:
FOR FC TO FC = 20'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG + 0.77'



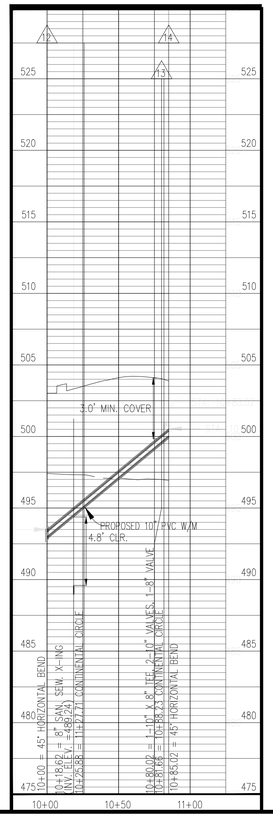
W-02



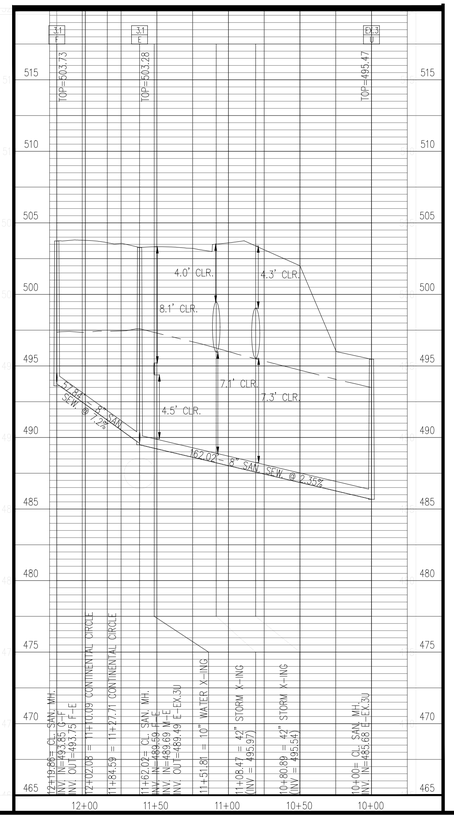
LORD FAIRFAX STREET



W-01



SAN-01



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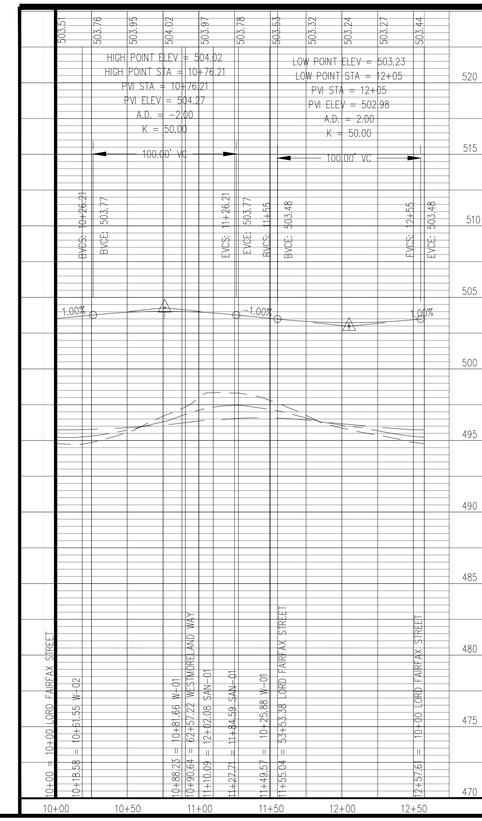

EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
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- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100' LEFT
- EX. GRADE @ ℄
- EX. GRADE 100' RIGHT
- APPROX. ROCK PROFILE

No.	DATE	REVISIONS
1	5/16/06	AMENDED ROAD CROSS-SECTION

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
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PHONE: (703) 994-4047
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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Plan & Profile - Circle 27 & Misc. Profiles

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

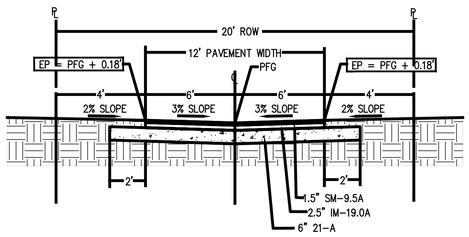
SCALE: (H) 1"=50' (V) 1"=5' C.I. N/A DATE: JANUARY 2004

SHEET 12 OF 25

PP-20048

TYPICAL ALLEY SECTION

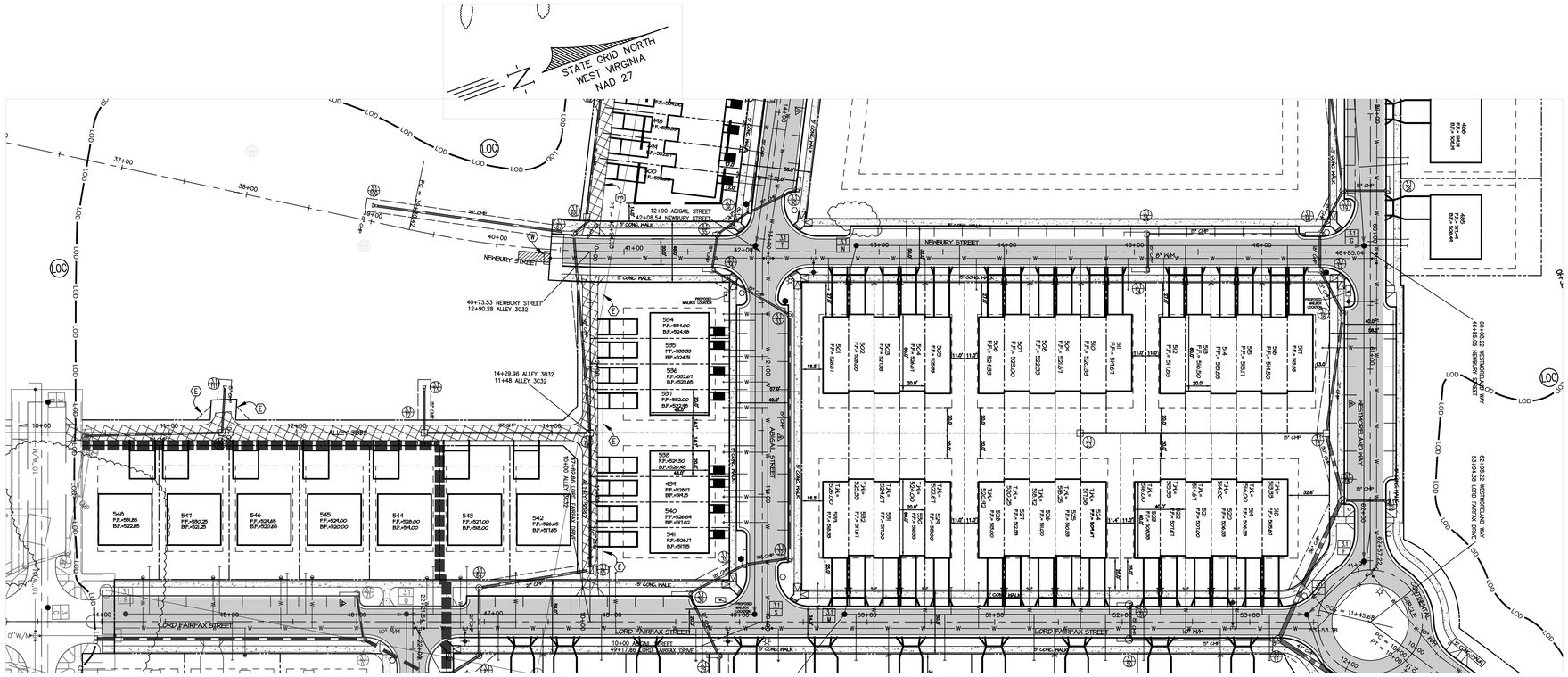
NOT TO SCALE

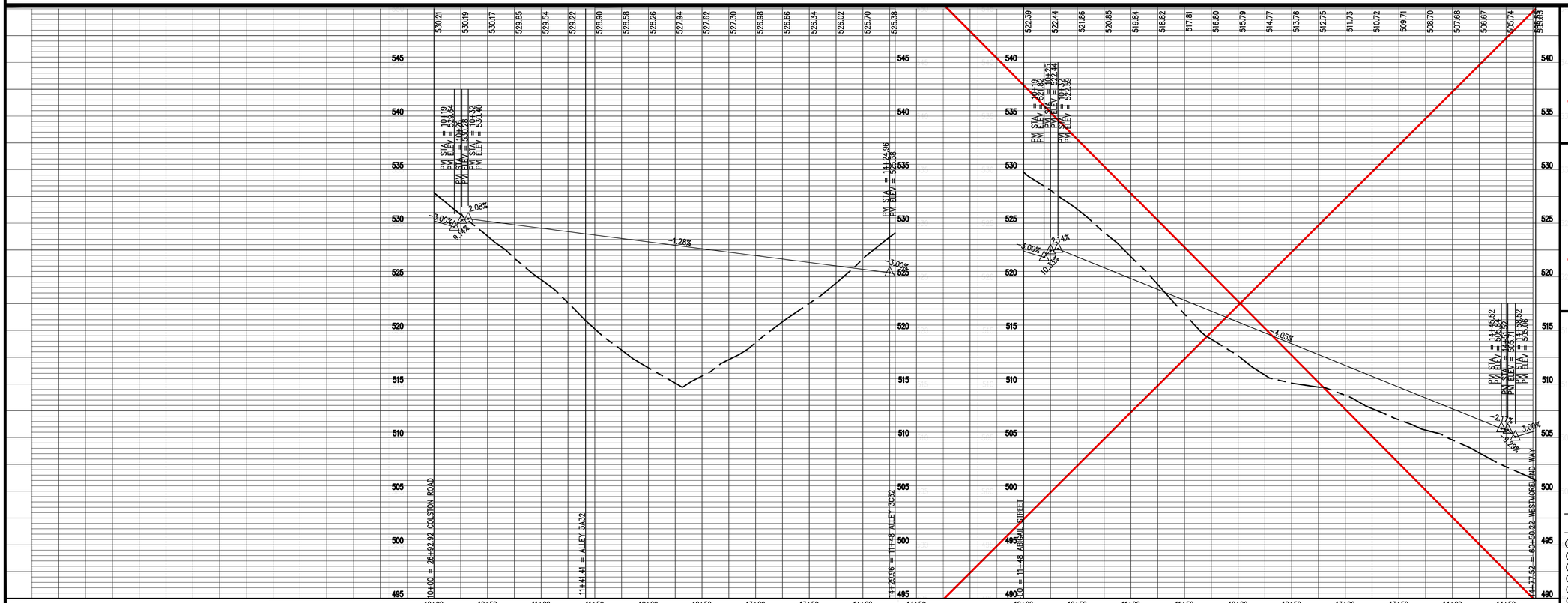


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





EASEMENT LEGEND

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- (IE) DENOTES INGRESS-EGRESS EASEMENT
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EXISTING EASEMENT

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- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Reg. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Plan & Profile - Alley 3B31 & 3B32

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004

SCALE: (H) 1"=50' (V) 1"=5' C.I. N/A

SHEET
13
OF
25

PP-20048

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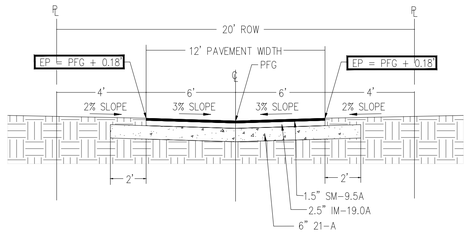
TYPICAL ALLEY SECTION

NOT TO SCALE

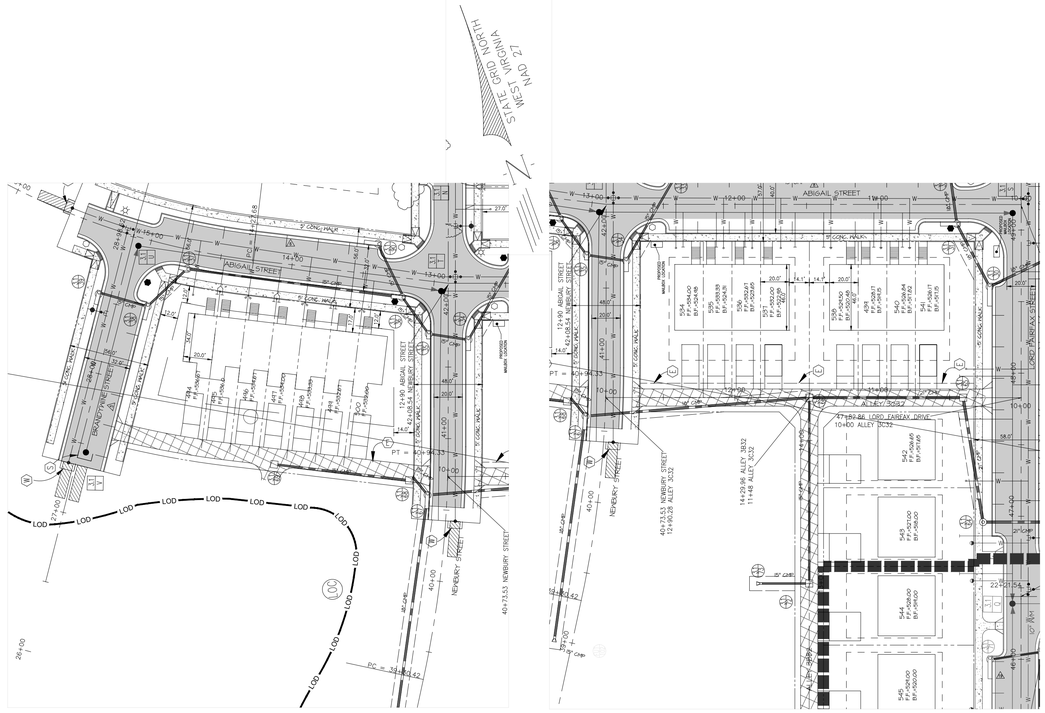


GRAPHIC SCALE

50 0 25 50 100 200

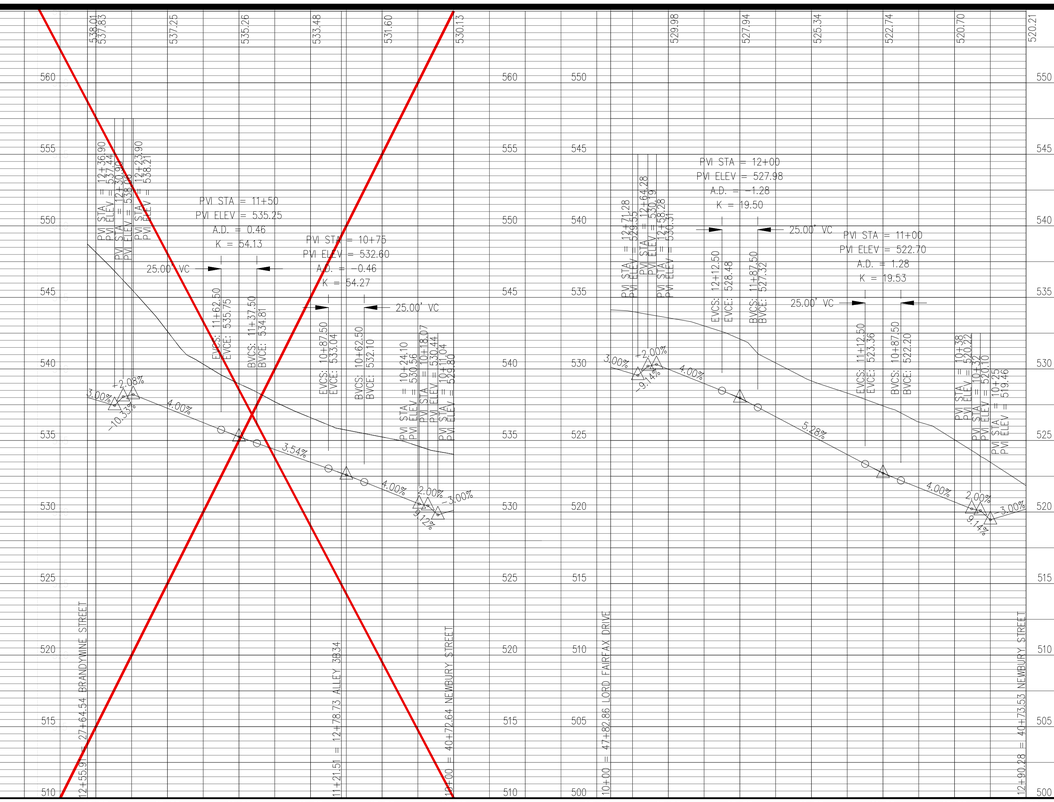
(IN FEET)

1 inch = 50 ft.



ALLEY 3C34

ALLEY 3C32



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LEGEND

- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
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JON K. ERICKSON
Lic. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Plan & Profile - Alley 3C32 & 3C34

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A

SHEET
14
OF
25

PP-20048

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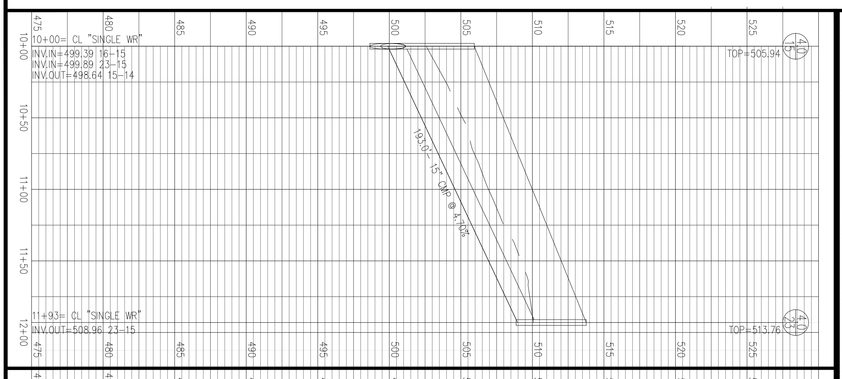
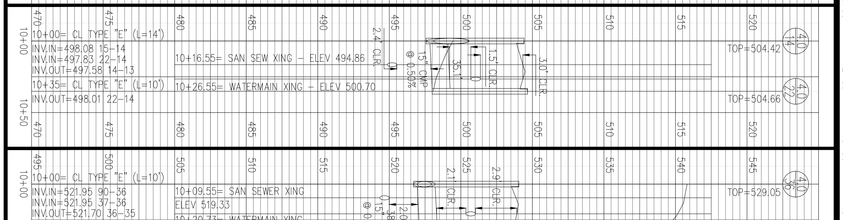
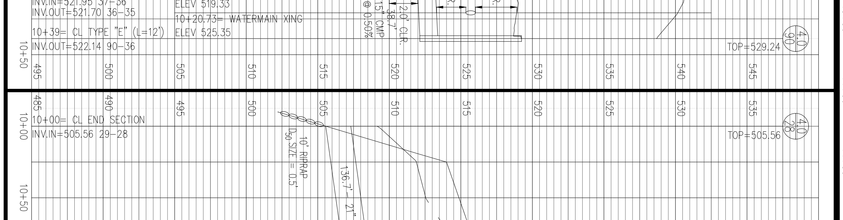
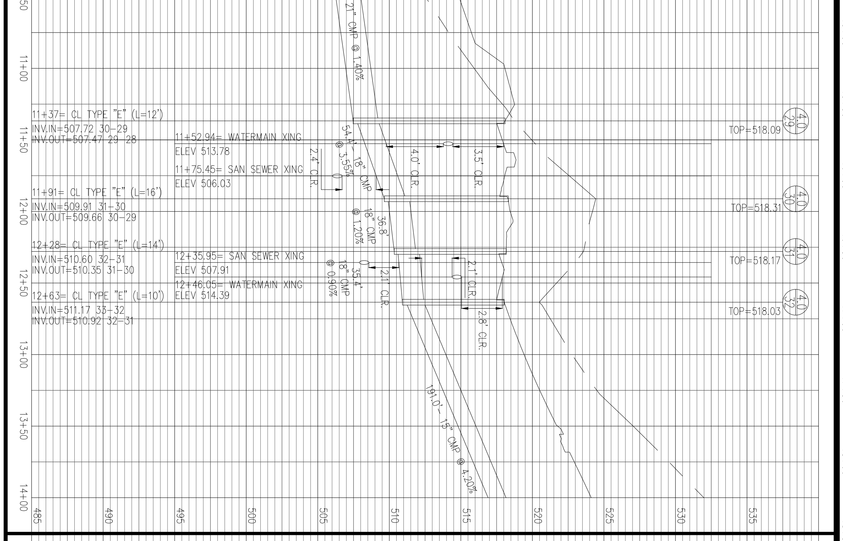
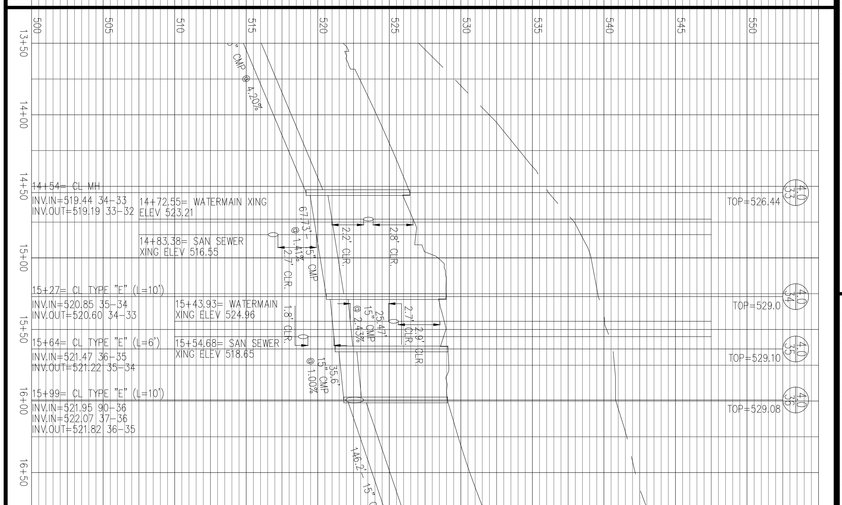
L:\Projects\Huntfield\Engineering\Phase 3B_REVISION\15-16 - Storm Profiles.dwg

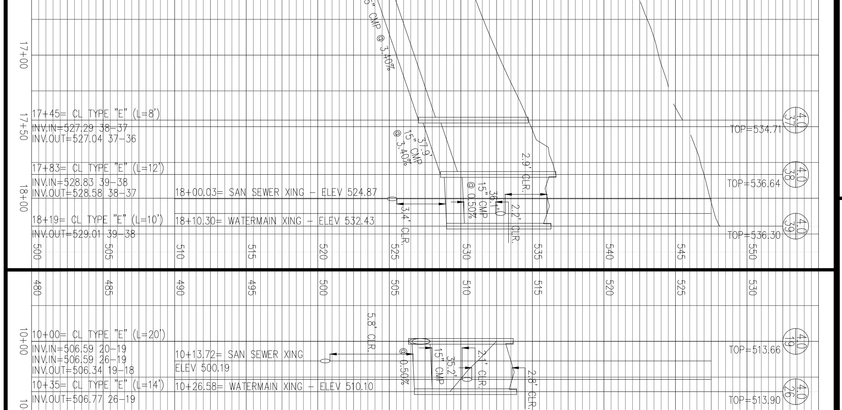


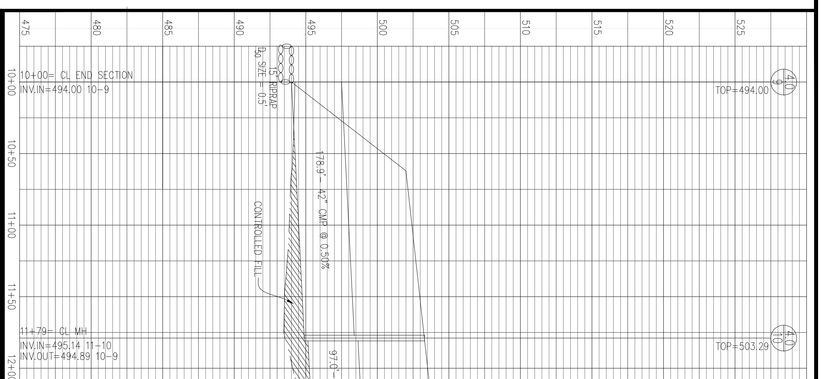


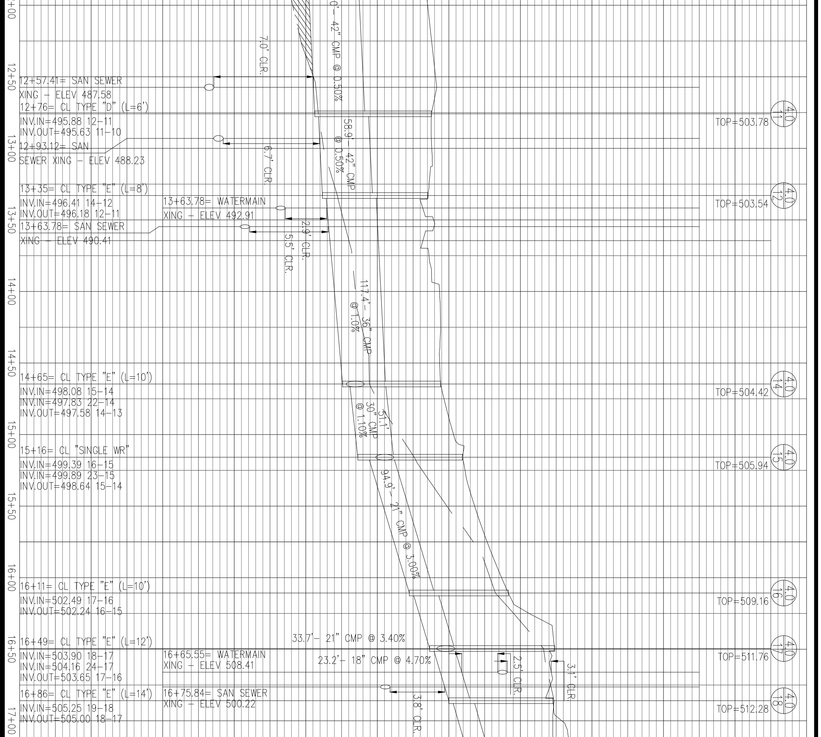


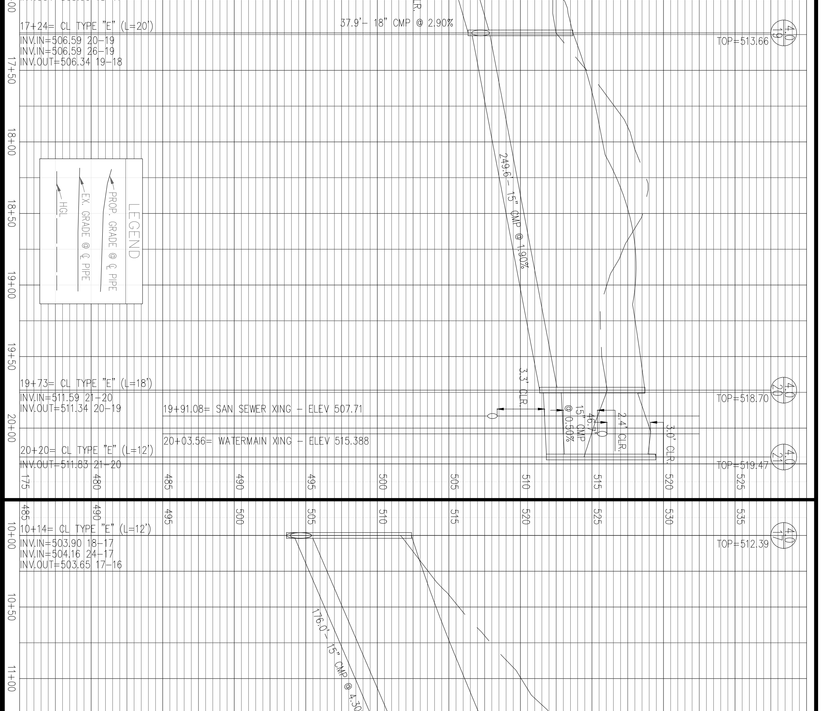


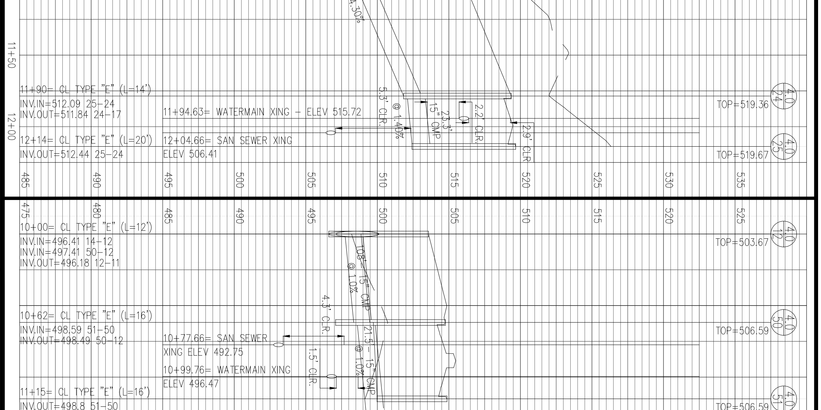












PP-20048

SHEET 15 OF 25

Storm Profiles

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* *DATE:* JANUARY 2004

PROFESSIONAL ENGINEER — COMMONWEALTH OF VIRGINIA — JON K. ERICKSON — Lic. No. 32350 — 06/14/2024

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PHONE: (703) 994-4047
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PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

No.	DATE	DESCRIPTION
1	4/10/06	STORM PROFILES REWORKED FOR CHANGES

REVISIONS

LEGEND

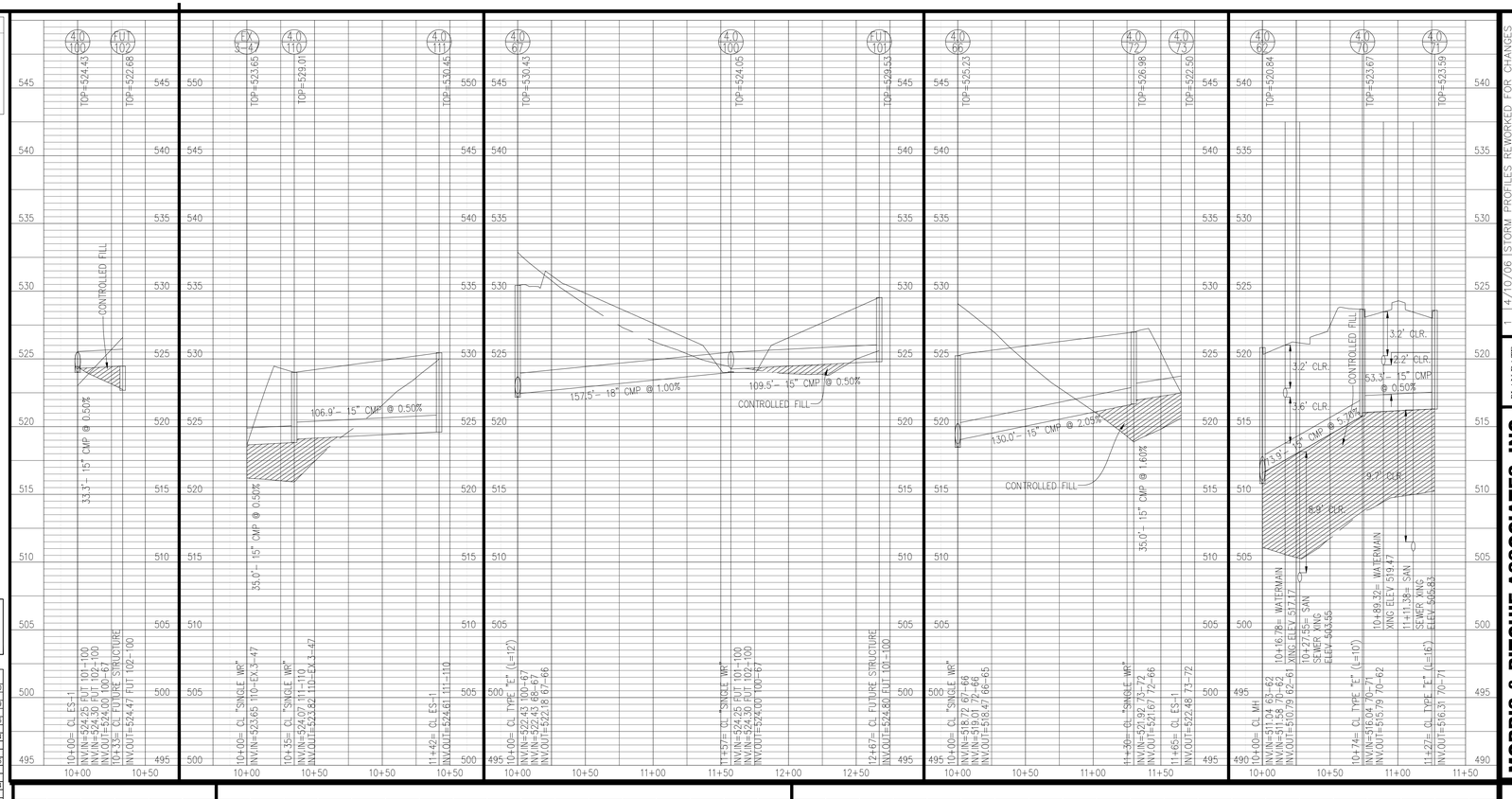
PROP. GRADE @ ℄ PIPE

EX. GRADE @ ℄ PIPE

HGL

HGL COMPUTATIONS

INLET STATION (1)	UPSTREAM INLET	Outlet Water Surface Elev. (2)	Do in (3)	Qo cfs (4)	Lo ft (5)	So % (6)	Hf ft (7)	JUNCTION LOSS Vo (8)	Ho (9)	Qi (10)	Vi (11)	QiVi (12)	2 Vi /2g (13)	Hi (14)	Angle (15)	Hd (16)	Ht (17)	Ht 1.3 (18)	Ht 0.5 (19)	FINAL H (20)	Inlet Water Surface Elev. (21)	RIM ELEV. (22)
9																		Starting Elev.		497.50		
10		497.50	42	34.72	178.94	0.56	1.00	3.6	0.05					0.07		0.10	0.22	0.28	0.14	1.15	498.65	502.50
	11		42							34.72	3.61	125.29	0.20		52							
11		498.65	42	34.72	96.95	0.56	0.54	3.6	0.05					0.07		0.13	0.25	0.32	0.16	0.70	499.35	503.49
	12		42							34.20	3.55	121.57	0.20		79							
12		499.38	42	34.20	57.07	0.54	0.31	3.6	0.05					0.07		0.10	0.21	0.28	0.14	0.45	499.83	503.45
	13		42							33.59	3.49	117.29	0.19		56							
13		499.91	42	33.59	38.38	0.52	0.20	3.5	0.05					0.10		0.19	0.35	0.45	0.22	0.43	500.34	503.54
	14		36							27.00	3.82	103.17	0.23	0.08	36	0.08						
	50		15							5.37	4.38	23.54	0.30	0.10	79	0.19						
14		500.34	36	27.00	93.80	0.70	0.65	3.8	0.06					0.15		0.19	0.39	0.51	0.25	0.91	501.25	504.45
	15		30							25.49	5.19	132.34	0.42	0.15	47	0.19						
	22		15							0.82	0.67	0.55	0.01	0.00	58	0.00						
15		501.25	30	25.49	51.44	0.67	0.34	5.2	0.10					0.36		0.22	0.68	0.89	0.44	0.79	502.04	505.94
	16		21							19.59	8.15	159.60	1.03	0.36	24	0.22						
	23		15							2.34	1.91	4.46	0.06	0.02	74	0.04						
16		502.04	21	19.59	95.03	0.77	0.73	8.1	0.26					0.33		0.47	1.06	1.38	0.69	1.42	503.46	509.19
	17		21							18.81	7.82	147.14	0.95		53							
17		504.24	21	18.81	38.78	0.71	0.27	7.8	0.24					0.30		0.47	1.01	1.31	0.66	0.93	505.17	512.36
	18		18							13.12	7.42	97.37	0.86	0.30	60	0.47						
	24		15							4.61	3.76	17.33	0.22	0.08	45	0.09						
18		505.41	18	13.12	34.37	0.60	0.21	7.4	0.21					0.23		0.05	0.50	0.64	0.32	0.53	505.93	512.32
	19		18							11.47	6.49	74.40	0.65		12							
19		506.69	18	11.47	39.91	0.47	0.19	6.5	0.16					0.13		0.12	0.41	0.53	0.26	0.45	507.14	513.69
	20		15							5.91	4.82	28.50	0.36	0.13	34	0.12						
	26		15							1.73	1.41	2.45	0.03	0.01	63	0.02						
20		507.84	15	5.91	250.00	0.37	0.93	4.8	0.09					0.01		0.01	0.11	0.15	0.07	1.01	508.85	518.73
	21		15							1.82	1.48	2.70	0.03		39							
21		512.84	15	1.82	40.91	0.13	0.06	1.483	0.01					0.00		0.00	0.01	0.01	0.01	0.06	512.90	519.38
	0									1.82	0.00	0.00	0.00		0							
50		500.34	15	5.37	61.27	0.59	0.36	4.4	0.07					0.02		0.05	0.15	0.19	0.09	0.45	500.80	504.69
	51		15							2.56	2.08	5.33	0.07		90							
51		500.97	15	2.56	53.62	0.27	0.14	2.084	0.02					0.00		0.00	0.02	0.02	0.01	0.15	501.12	504.85
	0									2.56	0.00	0.00	0.00		0							
22		501.25	15	0.82	33.16	0.03	0.01	0.673	0.00					0.00		0.00	0.00	0.00	0.00	0.01	501.26	504.69
	0									0.82	0.00	0.00	0.00		0							
23		502.04	15	2.34	193.02	0.02	0.05	1.907	0.01					0.00		0.00	0.01	0.02	0.01	0.05	502.09	513.76
	0									2.34	0.00	0.00	0.00		0							
24		505.41	15	4.61	179.52	0.10	0.18	3.8	0.05					0.04		0.07	0.17	0.22	0.11	0.29	505.70	519.38
	25		15							3.27	2.66	8.70	0.11		85							
25		513.38	15	3.27	33.29	0.22	0.07	2.663	0.03					0.00		0.00	0.03	0.04	0.02	0.09	513.47	519.72
	0									3.27	0.00	0.00	0.00		0							
26		507.84	15	1.73	33.16	0.12	0.04	1.413	0.01					0.00		0.00	0.01	0.01	0.01	0.05	507.89	513.93
	0									1.73	0.00	0.00	0.00		0							
28																		Starting Elev.		507.31		
29		507.31	21	13.27	136.73	0.75	1.03	5.5	0.12					0.24		0.49	0.85	1.10	0.55	1.58	508.89	518.08
	30		18							11.84	6.70	79.29	0.70		90							
30		509.23	18	11.84	55.25	0.41	0.23	6.7	0.17					0.15		0.27	0.59	0.77	0.38	0.61	509.84	518.32
	31		18							9.15	5.18	47.38	0.42		78							
31		511.44	18	9.15	39.91	0.73	0.29	5.2	0.10					0.10		0.02	0.23	0.30	0.15	0.44	511.88	518.18
	32		18							7.72	4.37	33.72	0.30		12							
32		512.17	18	7.72	34.37	0.69	0.24	4.4	0.07					0.18		0.33	0.58	0.76	0.38	0.62	512.78	518.25
	33		15							7.07	5.76	40.72	0.52		75							
33		512.78	15	7.07	186.46	0.24	0.45	5.8	0.13					0.18		0.31	0.61	0.80	0.40	0.85	513.63	526.50
	34		15							7.07	5.76	40.67	0.51		67							
34		520.56	15	7.07	74.44	0.63	0.47	5.8	0.13					0.11		0.22	0.46	0.60	0.30	0.77	521.33	529.05
	35		15							5.55	4.52	25.08	0.32		90							
35		522.00	15	5.55	36.00	0.63	0.23	4.5	0.08					0.10		0.06	0.24	0.31	0.15	0.38	522.38	529.12
	36		15							5.16	4.20	21.68	0.27		25							
36		522.61	15	5.16	34.11	0.54	0.18	4.2	0.07					0.03		0.04	0.14	0.18	0.09	0.27	522.88	528.91
	37		15							2.99	2.44	7.29	0.09	0.03	41	0.04						
	90		15							1.21	0.99	1.20	0.02	0.01	19	0.00						
37		523.20	15	2.99	151.40	0.05	0.08	2.4	0.02					0.02		0.03	0.08	0.10	0.05	0.13	523.33	534.82
	38		15							2.43	1.98	4.80	0.06		56							
38		528.60	15	2.43	40.04	0.04	0.01	2.0	0.02					0.00		0.01	0.02	0.03	0.02	0.03	528.63	536.31
	39		15							0.95	0.78	0.74	0.01		83							
39		530.21	15	0.95	35.49	0.04	0.01	0.777	0.00					0.00		0.00	0.00	0.00	0.00	0.01	530.22	536.31
	0									0.95	0.00	0.00	0.00		0							
90		523.20	15	1.21	37.98	0.06	0.02	0.989	0.00					0.00		0.00	0.00	0.00	0.00	0.03	523.22	529.20
	0									1.21	0.00	0.00	0.00		0							
60																		Starting Elev.		499.50		
61		499.50	24	17.74	88.03	0.70	0.61	5.6	0.12					0.28		0.44	0.84	1.09	0.54	1.16	500.66	515.87
	62		21							17.13	7.12	122.05	0.79		61							
62		502.57	21	17.13	135.50	0.24	0.32	7.1	0.20					0.17		0.22	0.59	0.77	0.38	0.71	503.28	520.90
	63		21							13.45	5.59	75.16	0.49	0.17	49	0.22						
	70		15							3.68	3.00	11.06	0.14	0.05	68	0.08						
63		512.83	21	13.45	41.70	0.47	0.20	5.6	0.12					0.17		0.22	0.51	0.67	0.33	0.53	513.36	521.67
	64		21							13.44	5.59	75.11	0.48		49							
64		514.04	21	13.44	53.16	0.47	0.25	5.6	0.12					0.17		0.32	0.61	0.80	0.40	0.65	514.69	521.67
	65		21							13.44	5.59	75.06	0.48		81							
65		515.52	21	13.44	88.07	0.47	0.41	5.6	0.12					0.15		0.28	0.55	0.71	0.35	0.77	516.28	520.32
	66		21							12.48	5.19	64.79	0.42		81							
66		517.79	21	12.48	107.50	0.41	0.44	5.2	0.10					0.14		0.01	0.26	0.34	0.17	0.60	518.40	525.23
	67		18							9.02	5.10	46.00	0.40	0.14	3	0.01						
	72		15							1.30	1.06	1.38	0.02	0.01	90	0.01						
67		520.26	18	9.02	155.38	0.39	0.60	5.1	0.10					0.06		0.12	0.28	0.36	0.18	0.78	521.05	530.43
	68		15							3.16	2.58	8.16	0.10	0.04	42	0.04						
	100		15							4.16	3.39	14.11	0.18	0.06	79	0.12						
68		523.68	15	3.16	17.34	0.03	0.01	2.6	0.03					0.02		0.02	0.06	0.08	0.04	0.04	523.73	530.66
	69		15							2.30	1.87	4.30	0.05		32							
69		525.13	15	2.30	94.91	0.02	0.02	1.872	0.01					0.00		0.00	0.01	0.02	0.01	0.03	525.16	534.24
	0									2.30	0.00	0.00	0.00		0							
70		512.83	15	3.68	73.86	0.05	0.04	3.0	0.03					0.02		0.04	0.10	0.13	0.07	0.10	512.94	523.81
	71		15							2.60	2.12	5.51	0.07		73							
71		517.29	15	2.60	53.31	0.27	0.15	2.119	0.02					0.00		0.00	0.02	0.02	0.01	0.16	517.45	523.53
	0									2.60	0.00	0.00	0.00		0							
72		520.26	15	1.30	129.96	0.02	0.02	1.06	0.00					0.00		0.00	0.00	0.01	0.00	0.02	520.29	526.98
	0									1.30	0.00	0.00	0.00		0							
80																		Starting Elev.		498.75		
81		498.75	15	2.04	46.72	0.05	0.03	1.7	0.01					0.01		0.00	0.02	0.03	0.02	0.04	498.79	510.47
	82		15							1.65	1.34	2.21	0.03		15							
82		499.73	15	1.65	33.25	0.01	0.00	1.342	0.01					0.00		0.00	0.01	0.01	0.00	0.01	499.74	510.60
	0									1.65	0.00	0.00	0.00		0							
EX.3-47																		Starting Elev.		524.90		
110		524.90	15	1.65	106.94	0.11	0.12	1.342	0.01					0.00		0.00	0.01	0.01	0.00	0.12	525.02	529.01
	0									1.65	0.00	0.00	0.00		0							
100		523.68	15	4.16	162.04	0.35	0.57	3.4	0.04					0.01		0.01	0.06	0.08	0.04	0.61	524.29	524.05
	FUT 101		15							1.60	1.31	2.10	0.03	0.01	11	0.00						
	FUT 102		15							1.17	0.95	1.12	0.01	0.00	81	0.01						



No.	DATE	DESCRIPTION
1	4/10/06	STORM PROFILES REWORKED FOR CHANGES

REVISIONS

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VIRGINIA 20132
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MRAGTA.COM

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Storm Profiles

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. DATE: JANUARY 2004

SHEET 16 OF 25

PP-20048

INLET COMPUTATIONS

INLET																														
NUMBER	TYPE	6.0 / 2.5	DRAINAGE AREA	C	C x A	C x A W	INTENSITY	Q INCR	Q CARRY OVER	Q TOTAL	S GUTTER	Sx CROSS SLOPE	T SPREAD	W	W/T	Sw	Sw/Sx	Eo	a	S'w	Se	Lt	P EFFECTIVE LENGTH	L/Lt	d	E	h	Q INT	d/H	Qb CARRY OVER	T SPREAD AT SAG	REMARKS
21	TYPE "E"	12.0	0.42	0.63	0.26	0.26	5.28	1.40	0.00	1.40	0.0171	0.0300	5.34	1.50	0.28	0.0300	1.00	0.59	1.50	0.08	0.08	11.63		1.03		1.00		1.40		0.00		
20	TYPE "E"	18.0	1.19	0.50	0.60	0.60	5.28	3.14	0.00	3.14	0.0171	0.0300	7.37	1.50	0.20	0.0300	1.00	0.46	1.50	0.08	0.07	17.86		1.01		1.00		3.14		0.00		
19	TYPE "E"	20.0	1.11	0.50	0.56	0.56	5.28	2.93	0.00	2.93	0.0334	0.0300	6.52	1.50	0.23	0.0300	1.00	0.50	1.50	0.08	0.07	20.51		0.98		1.00		2.93		0.00		
18	TYPE "E"	14.0	0.48	0.50	0.24	0.24	5.28	1.27	0.00	1.27	0.0334	0.0300	4.76	1.50	0.32	0.0300	1.00	0.64	1.50	0.08	0.08	13.23		1.06		1.00		1.27		0.00		
17	TYPE "E"	12.0	0.25	0.63	0.16	0.16	5.28	0.83	0.00	0.83	0.0497	0.0300	3.77	1.50	0.40	0.0300	1.00	0.74	1.50	0.08	0.09	11.75		1.02		1.00		0.83		0.00		
16	TYPE "E"	10.0	0.18	0.63	0.11	0.11	5.28	0.60	0.00	0.60	0.0497	0.0300	3.34	1.50	0.45	0.0300	1.00	0.80	1.50	0.08	0.10	9.94		1.01		1.00		0.60		0.00		
15	"Single WR"		0.82	0.63	0.52	0.52	5.28	2.73	0.00	2.73													6		0.28							
14	TYPE "E"	10.0	0.16	0.63	0.10	0.10	5.28	0.53	0.00	0.53	0.0337	0.0300	3.43	1.50	0.44	0.0300	1.00	0.78	1.50	0.08	0.10	8.48		1.18		1.00		0.53		0.00		
13	TYPE "E"	12.0	0.28	0.63	0.18	0.18	5.28	0.93	0.00	0.93	0.0220	0.0300	4.59	1.50	0.33	0.0300	1.00	0.65	1.50	0.08	0.08	10.15		1.18		1.00		0.93		0.00		
12	TYPE "E"	8.0	0.14	0.63	0.09	0.09	5.28	0.47	0.00	0.47	0.0224	0.0300	3.52	1.50	0.43	0.0300	1.00	0.77	1.50	0.08	0.09	7.13		1.12		1.00		0.47		0.00		
11	TYPE "D"	6	0.06	0.63	0.04	0.04	5.28	0.20		0.20	0.01	0.03	1.66	1.5		0.085	2.83						9.60		0.07		0.46		0.16		2.42	
			0.06	0.63	0.04	0.04	5.28	0.20	0.00	0.20			1.66																			
*																																
51	TYPE "E"	16.0	0.59	0.63	0.37	0.37	5.28	1.96	0.00	1.96	0.0224	0.0300	6.05	1.50	0.25	0.0300	1.00	0.53	1.50	0.08	0.07	15.05		1.06		1.00		1.96		0.00		
50	TYPE "E"	16.0	0.65	0.63	0.41	0.41	5.28	2.16	0.00	2.16	0.0224	0.0300	6.27	1.50	0.24	0.0300	1.00	0.52	1.50	0.08	0.07	15.84		1.01		1.00		2.16		0.00		
*																																
22	TYPE "E"	10.0	0.19	0.63	0.12	0.12	5.28	0.63	0.00	0.63	0.0337	0.0300	3.66	1.50	0.41	0.0300	1.00	0.75	1.50	0.08	0.09	9.25		1.08		1.00		0.63		0.00		
*																																
23	"Single WR"		0.54	0.63	0.34	0.34	5.28	1.80	0.00	1.80													6		0.22							
*																																
25	TYPE "E"	20.0	0.95	0.50	0.48	0.48	5.28	2.51	0.00	2.51	0.0414	0.0300	5.91	1.50	0.25	0.0300	1.00	0.54	1.50	0.08	0.08	19.94		1.00		1.00		2.51		0.00		
24	TYPE "E"	14.0	0.31	0.63	0.20	0.20	5.28	1.03	0.00	1.03	0.0414	0.0300	4.23	1.50	0.35	0.0300	1.00	0.69	1.50	0.08	0.09	12.54		1.12		1.00		1.03		0.00		
*																																
26	TYPE "E"	14.0	0.40	0.63	0.25	0.25	5.28	1.33	0.00	1.33	0.0334	0.0300	4.85	1.50	0.31	0.0300	1.00	0.63	1.50	0.08	0.08	13.57		1.03		1.00		1.33		0.00		
*																																
39	TYPE "E"	10.0	0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73	0.0192	0.0300	4.30	1.50	0.35	0.0300	1.00	0.68	1.50	0.08	0.09	8.66		1.16		1.00		0.73		0.00		
38	TYPE "E"	12.0	0.34	0.63	0.21	0.21	5.28	1.13	0.00	1.13	0.0192	0.0300	5.06	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	10.86		1.11		1.00		1.13		0.00		
37	TYPE "E"	8.0	0.13	0.63	0.08	0.08	5.28	0.43	0.00	0.43	0.0400	0.0300	2.89	1.50	0.52	0.0300	1.00	0.86	1.50	0.08	0.10	7.88		1.02		1.00		0.43		0.00		
36	TYPE "E"	10.0	0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73	0.0300	0.0300	3.95	1.50	0.38	0.0300	1.00	0.72	1.50	0.08	0.09	9.69		1.03		1.00		0.73		0.00		
35	TYPE "E"	6.0	0.09	0.63	0.06	0.06	5.28	0.30	0.00	0.30	0.0120	0.0300	3.36	1.50	0.45	0.0300	1.00	0.79	1.50	0.08	0.10	4.86		1.23		1.00		0.30		0.00		
34	TYPE "E"	10.0	0.35	0.63	0.22	0.22	5.28	1.16	0.00	1.16	0.0120	0.0300	5.59	1.50	0.27	0.0300	1.00	0.57	1.50	0.08	0.08	9.81		1.02		1.00		1.16		0.00		
32	TYPE "E"	10.0	0.15	0.63	0.09	0.09	5.28	0.50	0.00	0.50	0.0393	0.0300	3.26	1.50	0.46	0.0300	1.00	0.81	1.50	0.08	0.10	8.53		1.17		1.00		0.50		0.00		
31	TYPE "E"	14.0	0.33	0.63	0.21	0.21	5.28	1.10	0.00	1.10	0.0393	0.0300	4.38	1.50	0.34	0.0300	1.00	0.67	1.50	0.08	0.09	12.79		1.09		1.00		1.10		0.00		
30	TYPE "E"	16.0	0.62	0.63	0.39	0.39	5.28	2.06	0.00	2.06	0.0194	0.0300	6.33	1.50	0.24	0.0300	1.00	0.51	1.50	0.08	0.07	14.91		1.07		1.00		2.06		0.00		
29	TYPE "E"	12.0	0.33	0.63	0.21	0.21	5.28	1.10	0.00	1.10	0.0194	0.0300	4.99	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	10.72		1.12		1.00		1.10		0.00		
*																																
90	TYPE "E"	12.0	0.28	0.63	0.18	0.18	5.28	0.93	0.00	0.93	0.0300	0.0300	4.33	1.50	0.35	0.0300	1.00	0.68	1.50	0.08	0.09	10.97		1.09		1.00		0.93		0.00		
*																																
69	"Single WR"		0.53	0.63	0.33	0.33	5.28	1.76	0.00	1.76													6		0.21							
68	"Single WR"		0.20	0.63	0.13	0.13	5.28	0.67	0.00	0.67													6		0.11							
67	TYPE "E"	12.0	0.39	0.63	0.25	0.25	5.28	1.30	0.00	1.30	0.0120	0.0300	5.82	1.50	0.26	0.0300	1.00	0.55	1.50	0.08	0.08	10.38		1.16		1.00		1.30		0.00		
66	"Single WR"		0.50	0.63	0.32	0.32	5.28	1.66	0.00	1.66													6		0.20							
65	"Single WR"		0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73													6		0.12							
61	TYPE "E"	10.0	0.14	0.63	0.09	0.09	5.28	0.47	0.00	0.47	0.0386	0.0300	3.18	1.50	0.47	0.0300	1.00	0.82	1.50	0.08	0.10	8.20		1.22		1.00		0.47		0.00		
*																																
71	TYPE "E"	16.0	0.60	0.63	0.38	0.38	5.28	2.00	0.00	2.00	0.0194	0.0300	6.25	1.50	0.24	0.0300	1.00	0.52	1.50	0.08	0.07	14.66		1.09		1.00		2.00		0.00		
70	TYPE "E"	10.0	0.25	0.63	0.16	0.16	5.28	0.83	0.00	0.83	0.0194	0.0300	4.50	1.50	0.33	0.0300	1.00	0.66	1.50	0.08	0.09	9.28		1.08		1.00		0.83		0.00		
*																																
72	"Single WR"		0.30	0.63	0.19	0.19	5.28	1.00	0.00	1.00													6		0.15							
*																																
110	"Single WR"		0.38	0.63	0.24	0.24	5.28	1.26	0.00	1.26													6		0.17							
*																																
82	TYPE "E"	14.0	0.38	0.63	0.24	0.24	5.28	1.26	0.00	1.26	0.0243	0.0300	5.05	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	12.20		1.15		1.00		1.26		0.00		
81	TYPE "E"	6.0	0.09	0.63	0.06	0.06	5.28	0.30	0.00	0.30	0.0243	0.0300	2.94	1.50	0.51	0.0300	1.00	0.85	1.50	0.08	0.10	5.83		1.03		1.00		0.30		0.00		
*																																

STORM COMPUTATIONS

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time	Rain Fall	Runoff Q	Invert Elevation Upper	Invert Elevation Lower	Length	Slope	Dia.	Capacity Q	VEL.	Flow Time	Remarks
21	20	0.42	0.63	0.26	0.26	5.00	6.88	1.82	511.80	511.59	40.91	0.50%	15	4.96	3.73	0.18	
20	19	1.19	0.5	0.60	0.86	5.00	6.88	5.91	511.34	506.59	250.00	1.90%	15	9.67	8.27	0.50	
19	18	1.11	0.5	0.56	1.67	5.00	6.88	11.47	506.34	505.19	39.91	2.90%	18	16.66	10.16	0.07	
18	17	0.48	0.5	0.24	1.91	5.00	6.88	13.12	505.00	503.91	23.2	4.70%	18	16.94	10.59	0.05	
17	16	0.25	0.63	0.16	2.73	5.00	6.88	18.81	503.66	502.49	33.7	3.40%	21	22.36	10.42	0.06	Above 80% Capacity
16	15	0.18	0.63	0.11	2.85	5.00	6.88	19.59	502.24	499.39	95.03	3.00%	21	22.36	10.48	0.15	Above 80% Capacity
15	14	0.82	0.63	0.52	3.70	5.00	6.88	25.49	498.64	498.08	51.44	1.10%	30	31.15	7.08	0.12	Above 80% Capacity
14	12	0.16	0.63	0.10	3.93	5.00	6.88	27.00	498.08	496.41	117.4	1.00%	36	32.36	5.12	0.31	Above 80% Capacity
~~13~~	~~12~~	~~0.28~~	~~0.63~~	~~0.18~~	~~4.88~~	~~5.00~~	~~6.88~~	~~33.59~~	~~496.61~~	~~496.41~~	~~38.38~~	~~0.50%~~	~~42~~	~~46.37~~	~~5.25~~	~~0.12~~	
12	11	0.14	0.63	0.09	4.97	5.00	6.88	34.20	496.41	495.88	58.90	0.50%	42	46.37	5.27	0.18	
11	10	0.12	0.63	0.08	5.05	5.00	6.88	34.72	495.63	495.14	96.95	0.50%	42	46.37	5.29	0.31	
10	9	0.00	0.63	0.00	5.05	5.00	6.88	34.72	494.89	494.00	178.94	0.50%	42	46.37	5.29	0.56	
*																	
51	50	0.59	0.63	0.37	0.37	5.00	6.88	2.56	498.8	498.59	21.5	1.00%	15	4.96	4.07	0.22	
50	13	0.65	0.63	0.41	0.78	5.00	6.88	5.37	498.49	496.41	108	1.00%	15	7.02	6.30	0.16	
*																	
22	14	0.19	0.63	0.12	0.12	5.00	6.88	0.82	497.99	497.83	33.16	0.50%	15	4.96	2.99	0.18	
*																	
23	15	0.54	0.63	0.34	0.34	5.00	6.88	2.34	508.96	499.89	193.02	4.70%	15	15.21	8.98	0.36	
*																	
25	24	0.95	0.5	0.48	0.48	5.00	6.88	3.27	512.46	512.13	33.29	1.00%	15	7.02	5.62	0.10	
24	17	0.31	0.63	0.20	0.67	5.00	6.88	4.61	511.88	504.16	179.52	4.30%	15	14.56	10.52	0.28	
*																	
26	19	0.40	0.63	0.25	0.25	5.00	6.88	1.73	506.76	506.59	33.16	0.50%	15	4.96	3.68	0.15	
*																	
39	38	0.22	0.63	0.14	0.14	5.00	6.88	0.95	529.13	528.96	35.49	0.50%	15	4.96	3.12	0.19	
38	37	0.34	0.63	0.21	0.35	5.00	6.88	2.43	528.71	527.35	40.04	3.40%	15	12.94	8.09	0.08	
37	36	0.13	0.63	0.08	0.43	5.00	6.88	2.99	527.10	521.95	151.40	3.40%	15	12.94	8.58	0.29	
36	35	0.22	0.63	0.14	0.75	5.00	6.88	5.16	521.70	521.36	34.11	1.00%	15	7.02	6.25	0.09	
35	34	0.09	0.63	0.06	0.81	5.00	6.88	5.55	521.11	520.85	25.47	2.40%	15	7.02	6.34	0.09	
34	33	0.35	0.63	0.22	1.03	5.00	6.88	7.07	520.50	519.19	67.73	1.41%	15	8.88	8.03	0.15	
33	32	0.00	0.63	0.00	1.03	5.00	6.88	7.07	519.06	511.23	186.46	4.20%	15	14.38	11.67	0.27	
32	31	0.15	0.63	0.09	1.12	5.00	6.88	7.72	510.98	510.67	34.37	0.90%	18	9.28	5.87	0.10	Above 80% Capacity
31	30	0.33	0.63	0.21	1.33	5.00	6.88	9.15	510.42	509.94	39.91	1.20%	18	10.71	6.81	0.10	Above 80% Capacity
30	29	0.62	0.63	0.39	1.72	5.00	6.88	11.84	509.69	507.73	55.25	3.55%	18	18.43	11.07	0.08	
29	28	0.33	0.63	0.21	1.93	5.00	6.88	13.27	507.48	505.56	136.73	1.40%	21	15.28	7.15	0.32	Above 80% Capacity
*																	
90	36	0.28	0.63	0.18	0.18	5.00	6.88	1.21	522.14	521.95	37.98	0.50%	15	4.96	3.34	0.19	
*																	
69	68	0.53	0.63	0.33	0.33	5.00	6.88	2.30	529.10	523.88	94.91	5.50%	15	16.46	9.45	0.17	
68	67	0.20	0.63	0.13	0.46	5.00	6.88	3.16	523.63	522.43	17.34	6.90%	15	18.43	11.23	0.03	
67	66	0.39	0.63	0.25	1.31	5.00	6.88	9.02	522.18	518.76	155.38	2.20%	18	14.51	8.65	0.30	
66	65	0.50	0.63	0.32	1.81	5.00	6.88	12.48	518.51	516.04	107.50	2.30%	21	19.58	8.63	0.21	
65	64	0.22	0.63	0.14	1.95	5.00	6.88	13.44	515.79	513.77	88.07	2.30%	21	19.58	8.77	0.17	
64	63	0.00	0.63	0.00	1.95	5.00	6.88	13.44	513.52	512.29	53.16	2.30%	21	19.58	8.77	0.10	
63	62	0.00	0.63	0.00	1.95	5.00	6.88	13.45	512.04	511.08	41.70	2.30%	21	19.58	8.77	0.08	
62	61	0.00	0.63	0.00	2.49	5.00	6.88	17.13	510.83	500.82	135.50	7.39%	21	35.09	14.50	0.16	
61	60	0.14	0.63	0.09	2.58	5.00	6.88	17.74	498.82	497.50	88.03	1.50%	24	21.24	7.57	0.19	Above 80% Capacity
*																	
71	70	0.60	0.63	0.38	0.38	5.00	6.88	2.60	516.31	516.04	53.31	0.50%	15	4.96	4.09	0.22	
70	62	0.25	0.63	0.16	0.54	5.00	6.88	3.68	515.79	511.58	73.86	5.70%	15	16.75	10.95	0.11	
*																	
72	66	0.30	0.63	0.19	0.19	5.00	6.88	1.30	521.68	519.01	129.96	2.05%	15	10.05	5.64	0.38	
*																	
100	67	0.32	0.63	0.20	0.60	5.00	6.88	4.16	524.05	522.43	162.04	1.00%	15	7.02	5.96	0.45	
*																	
82	81	0.38	0.63	0.24	0.24	5.00	6.88	1.65	501.80	498.48	33.25	10.00%	15	22.19	10.59	0.05	
81	80	0.09	0.63	0.06	0.30	5.00	6.88	2.04	498.23	497.50	46.72	1.56%	15	8.76	5.82	0.13	
*																	
110	EX.3-47	0.38	0.63	0.24	0.24	5.00	6.88	1.65	524.18	523.65	106.94	0.50%	15	4.96	3.63	0.49	
*																	
FUT 101	100	0.37	0.63	0.23	0.23	5.00	6.88	1.60	524.85	524.30	109.52	0.50%	15	4.96	3.61	0.51	
*																	
FUT 102	100	0.27	0.63	0.17	0.17	5.00	6.88	1.17	524.47	524.30	33.29	0.50%	15	4.96	3.31	0.17	

STORM COMPS DURING INTERIM CONDITION (CONSTRUCTION PHASE)

NOTE: ONLY THOSE PIPES EFFECTED ARE SHOWN

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time	Rain Fall	Runoff Q	Invert Elevation Upper	Invert Elevation Lower	Length	Slope	Dia.	Capacity Q	VEL.	Flow Time	Remarks
69	68	0.00	0.63	0.00	0.00	5.00	6.88	0.00	529.10	523.88	94.91	5.50%	15	16.46	1.42	1.12	
68	67	0.20	0.63	0.13	0.13	5.00	6.88	0.87	523.63	522.43	17.34	6.90%	15	18.43	7.73	0.04	
67	66	0.00	0.63	0.00	1.24	5.00	6.88	8.55	522.18	518.76	155.38	2.20%	18	14.51	8.55	0.30	
66	65	0.28	0.63	0.18	2.51	5.00	6.88	17.26	518.51	516.04	107.50	2.30%	21	19.58	9.19	0.20	Above 80% Capacity
65	64	0.22	0.63	0.14	2.65	5.00	6.88	18.21	515.79	513.77	88.07	2.30%	21	19.58	9.25	0.16	Above 80% Capacity
64	63	0.00	0.63	0.00	2.65	5.00	6.88	18.22	513.52	512.29	53.16	2.30%	21	19.58	9.25	0.10	Above 80% Capacity
63	62	0.00	0.63	0.00	2.65	5.00	6.88	18.22	512.04	511.08	41.70	2.30%	21	19.58	9.25	0.08	Above 80% Capacity
62	61	0.00	0.63	0.00	3.18	5.00	6.88	21.91	510.83	500.82	135.50	7.39%	21	35.09	15.39	0.15	
61	60	0.14	0.63	0.09	3.27	5.00	6.88	22.52	498.82	497.50	88.03	1.50%	24	21.24	6.76	0.22	Capacity Exceeded
*																	
71	70	0.60	0.63	0.38	0.38	5.00	6.88	2.60	516.31	516.04	53.31	0.50%	15	4.96	4.09	0.22	
70	62	0.25	0.63	0.16	0.54	5.00	6.88	3.68	515.79	511.58	73.86	5.70%	15	16.75	10.95	0.11	
*																	
73	72	3.42	0.3	1.03	1.03	5.00	6.88	7.06	522.49	521.93	35.00	1.60%	15	8.88	8.03	0.07	
72	66	0.10	0.63	0.06	1.09	5.00	6.88	7.49	521.68	519.01	129.96	2.05%	15	10.05	8.97	0.24	
*																	
111	110	0.86	0.3	0.26	0.26	5.00	6.88	1.78	524.61	524.43	35.00	0.50%	15	4.96	3.71	0.16	
110	EX.3-47	0.07	0.63	0.04	0.30	5.00	6.88	2.08	524.18	523.65	106.94	0.50%	15	4.96	3.86	0.46	
*																	
100	67	3.72	0.3	1.12	1.12	5.00	6.88	7.68	524.05	522.43	162.04	1.00%	18	9.78	6.13	0.44	
*																	

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Reg. No. 32355
PROFESSIONAL ENGINEER

Storm Computations

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: N/A

SHEET 17 OF 25

PP-20048

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

POST-DEVELOPMENT DIVIDES

INTERIM CONDITION (CONSTRUCTION PHASE) DIVIDES

LIMITS OF CLEARING

LOD LOD LOD LOD

W WATERLINE EASEMENT

S SANITARY EASEMENT

E INGRESS/EGRESS EASEMENT

SD STORMWATER EASEMENT

3.1 / 68 STORMWATER MANHOLE

3.1 / T SANITARY MANHOLE

NOTES:

C=0.63 UNLESS OTHERWISE NOTED

DA=0.40AC
DA=0.19AC
DA=0.16AC
DA=0.18AC
DA=0.35AC
DA=0.42AC
DA=1.11AC
C=0.50
DA=0.82AC
DA=1.19AC
C=0.50
DA=0.25AC
DA=0.48AC
C=0.50
DA=0.75AC
DA=0.26AC
DA=0.33AC
DA=0.95AC
C=0.50
DA=0.31AC
DA=0.54AC
DA=0.73AC
DA=0.28AC
DA=0.13AC
DA=0.15AC
DA=0.29AC
DA=0.33AC
DA=0.22AC
DA=0.16AC
DA=0.20AC
DA=0.09AC
DA=0.22AC
DA=0.33AC
DA=0.34AC
DA=0.53AC
DA=0.39AC
DA=0.35AC
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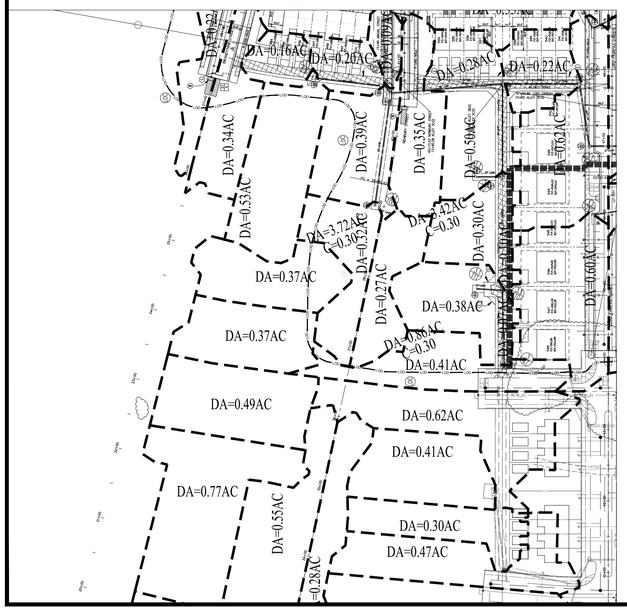
DA=0.62AC
DA=0.14AC
DA=0.09AC
DA=0.38AC
DA=0.37AC
DA=0.32AC
DA=0.27AC
DA=0.30AC
DA=0.60AC
DA=0.25AC
DA=0.38AC
DA=0.37AC
DA=0.41AC
DA=0.49AC
DA=0.62AC
DA=0.41AC
DA=0.77AC
DA=0.55AC

DRAINAGE DIVIDES DURING INTERIM (CONSTRUCTION) CONDITION
SCALE: 1"=100'



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
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06/14/2024
PROFESSIONAL ENGINEER

Overall Drainage Divides

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 18 OF 25

PP-20048

EROSION AND SEDIMENT CONTROL LEGEND

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
	STORM DRAIN INLET PROTECTION	IP	
3.18	OUTLET PROTECTION	OP	
3.20	ROCK CHECK DAM	CD	
3.09	DIVERSION DIKE	DD	
3.05	SILT FENCE	SF	X X X X
	LIMITS OF CLEARING	LOC	
	DRAINAGE DIVIDE		
	DIVERSION DIKE OUTLET PROTECTION		

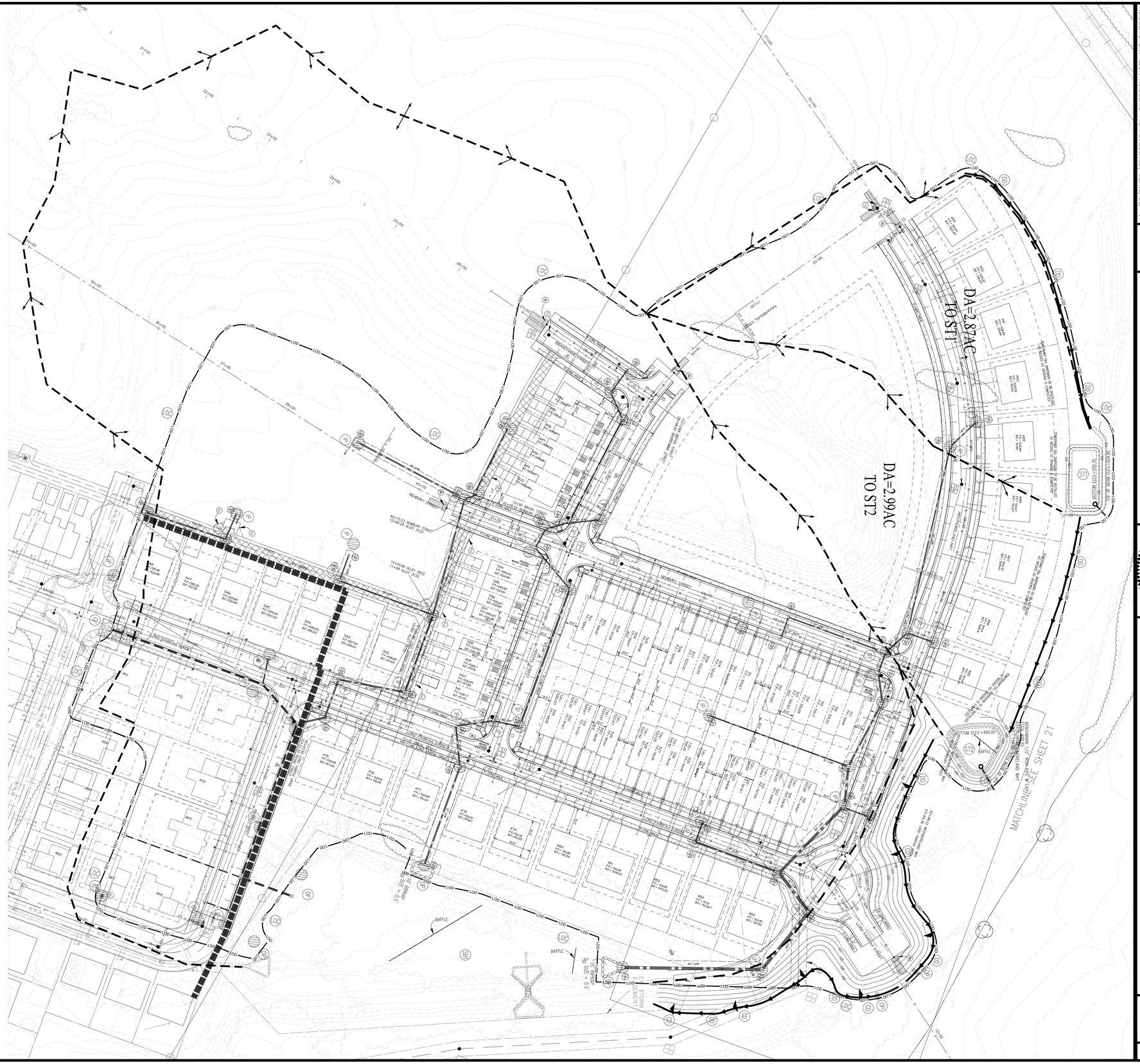
- W — WATERLINE EASEMENT
- S — SANITARY EASEMENT
- E — INGRESS/EGRESS EASEMENT
- SD — STORMWATER EASEMENT
- 3.1 / 68 — STORMWATER MANHOLE
- 3.1 / T — SANITARY MANHOLE

STATE GRID NORTH
WEST VIRGINIA
NAD 27

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



No.	DATE	DESCRIPTION
1.	02/21/06	TEMPORARY FILL DIVERSION NOTE AND DIVERSION DIKE OUTLET PROTECTION ADDED
2.	02/21/06	505' AND 503' ELEVATION SPOTS ADDED TO EMBANKMENT

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Reg. No. 32355
06/14/2024
PROFESSIONAL ENGINEER

Erosion & Sediment Control Plans

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 19 OF 25

PP-20048

BASIN #1

PROJECT HUNTFIELD, PHASE 3B

BASIN # 1 LOCATION PER PLAN

BASIN VOLUME DESIGN

DRAINAGE AREA = 35.03 Ac.

WET STORAGE

1. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES).
   67 cu. yds. x 35.03 Acres = 2,347 cu. yds.
2. AVAILABLE BASIN VOLUME = 2,481 cu. yds AT ELEVATION 496.20 (FROM STORAGE – ELEVATION CURVE)
3. EXCAVATE 2,481 cu. yds. TO OBTAIN REQUIRED VOLUME.*
   * ELEVATION CORRESPONDING TO REQUIRED VOLUME = INVERT OF THE DEWATERING ORIFICE.
4. AVAILABLE VOLUME BEFORE CLEANOUT REQUIRED.
   33 cu. yds. x 35.03 Acres = 1,156 cu. yds.
5. ELEVATION CORRESPONDING TO CLEANOUT LEVEL = 495.20 Ft.
   (FROM STORAGE – ELEVATION CURVE)
6. DISTANCE FROM INVERT OF THE DEWATERING ORIFACE TO CLEANOUT LEVEL = 1.0 Ft. (MIN. = 1.0 Ft.)

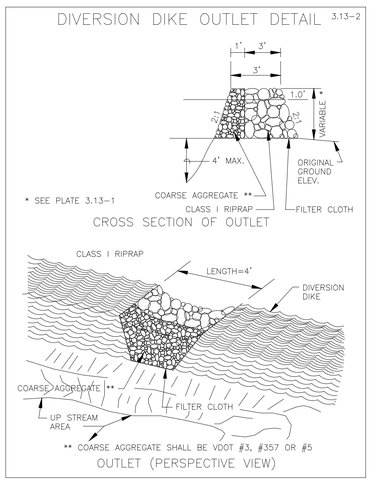
DRY STORAGE

7. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES).
   67 cu. yds. x 35.03 Acres = 2,347 cu. yds.
8. TOTAL AVAILABLE BASIN VOLUME AT CREST OF RISER = 4,856 cu. yds AT ELEVATION 497.50. (FROM STORAGE – ELEVATION CURVE)
9. DIAMETER OF DEWATERING ORIFICE = 4 IN.
10. DIAMETER OF OF FLEXIBLE TUBING = 6 IN. (DIAMETER OF DEWATERING ORIFICE PLUS 2 INCHES).

NOTES:

1) REFERENCE "E&S DETAILS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR PRIMARY & EMERGENCY SPILLWAY DESIGN AND DETAILS.
2) REFERENCE THE "PROJECT DESCRIPTION" SECTION OF THE EROSION & CONTROL NARRATIVE ON THIS SHEET FOR AN EXPLANATION OF THE PRE-DEVELOPMENT AREA USED FOR STORAGE CALCUATIONS.
3) THE MINIMUM BERM HEIGHT FOR THE 9+/- AC DRAINAGE AREA IS 502'.

DIVERSION DIKE OUTLET DETAIL 3.13-2



STORAGE – ELEVATION TABLE

Total Pond Volume (BMP Calcs)

ELEVATION (ft)	AREA (ft2)	AVERAGE AREA (ft2)	INT (ft)	VOL (ft3)	ACCUM. VOL. (ft3)	ACCUM. VOL. (ac.-ft)	ACCUM. VOL. (yd3)
492.50	0		0	0	0	0.0000	0
492.60	55	27	0.10	3	3	0.0001	0.10
493.00	1,336	695	0.40	278	281	0.0064	10.40
493.50	5,131	3,234	0.50	1,617	1,898	0.0436	70.28
494.00	10,879	8,005	0.50	4,002	5,900	0.1354	218.52
494.50	18,081	14,480	0.50	7,240	13,140	0.3017	486.67
495.00	26,376	22,229	0.50	11,114	24,254	0.5568	898.31
495.20	29,803	28,090	0.20	5,618	29,872	0.6858	1,106.38
495.50	34,538	32,171	0.30	9,651	39,523	0.9073	1,463.83
496.00	41,345	37,942	0.50	18,971	58,494	1.3428	2,166.45
496.10	42,543	41,944	0.10	4,194	62,689	1.4391	2,321.80
496.20	43,687	43,115	0.10	4,311	67,000	1.5381	2,481.48
496.50	46,795	45,241	0.30	13,572	80,572	1.8497	2,984.16
497.00	50,888	48,842	0.50	24,421	104,993	2.4103	3,888.63
497.50	53,625	52,257	0.50	26,128	131,121	3.0101	4,856.35
498.00	55,677	54,651	0.50	27,326	158,447	3.6374	5,868.40
498.50	57,712	56,695	0.50	28,347	186,794	4.2882	6,918.30
499.00	59,732	58,722	0.50	29,361	216,155	4.9622	8,005.74
499.50	61,735	60,734	0.50	30,367	246,522	5.6594	9,130.44
500.00	63,723	62,729	0.50	31,365	277,886	6.3794	10,292.09

CONSTRUCTION SEQUENCING

1. CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. INSTALL THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING SEWER INLETS AS SHOWN.
4. CONSTRUCT DIVERSION DIKES AROUND PERIMETER AND PLACE CHECK DAMS AS SHOWN.
5. INSTALL TEMPORARY BAFFLES IN EXISTING STORMWATER MANAGEMENT POND AND IN TEMPORARY SEDIMENT TRAP #1 (ST1) AS SHOWN.
6. CONSTRUCT DIVERSION EMBANKMENT AS SHOWN ON SHEET 19 TO DIVERT FLOW INTO THE EXISTING POND (TO SERVE AS SEDIMENT BASIN).
7. CONSTRUCT TEMPORARY SEDIMENT BASINS AS SHOWN.
8. PROVIDE TEMPORARY SEEDING AND MULCHING TO ALL EARTHEN PERIMETER CONTROLS IMMEDIATELY FOLLOWING GRADING.
9. CLEAR REMAINING SITE, IN PHASES NECESSARY TO STAGE CONSTRUCTION.
10. START RE-VEGETATION AS AREAS ARE BROUGHT TO GRADE OR STAND IDLE FOR MORE THAN (14) DAYS.
11. UPON INSTALLATION OF PROPOSED STORM SEWER PIPE, INSTALL INLET AND OUTLET PROTECTION.
12. STABILIZE THE REMAINDER OF THE DISTURBED AREA WITH PERMANENT SEEDING.
13. WHEN THE SITE WORK IS COMPLETE AND APPROVAL HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS.
14. UPON COMPLETE STABILIZATION OF THE RESPECTIVE AREAS, FLUSH THE STORM DRAIN SYSTEM TO REMOVE ACCUMULATED SEDIMENT.
15. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SWM FACILITY AND THE ELEVATIONS SHALL BE RETURNED TO THE DESIGN GRADES AND ELEVATIONS. AN AS-BUILT DRAWING OF THE STORMWATER MANAGEMENT FACILITY SHALL BE CREATED UPON COMPLETE STABILIZATION.

MAINTENANCE

ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED CONTROLS SHALL BE REPAIRED AND/OR REPLACED BY THE CLOSE OF THE DAY. NO CONTROLS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE SITE INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR PENALTIES CAUSED BY HIS FAILURE TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PROGRAM OR THE DIRECTION OF THE SITE INSPECTOR. THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THIS PROGRAM.

1. THE CHECK DAM WILL BE CHECKED REGULARLY FOR SEDIMENT AND CLEANED WHEN NECESSARY.

2. THE GRAVEL OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP, WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.

3. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.

4. THE SEEDED AREA WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREA SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

STRUCTURAL PRACTICES

1. SILT FENCE BARRIER – 3.05
A TEMPORARY BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED.

2. TEMPORARY CONSTRUCTION ENTRANCE – 3.02
A GRAVEL PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE TO REDUCE THE MUD TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.

3. ROCK CHECK DAM – 3.20
SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A SWALE OR DRAINAGE DITCH TO REDUCE THE VELOCITY OF CONCENTRATED FLOWS, REDUCING EROSION OF THE SWALE OR DITCH. LIMITED TO USE IN SMALL OPEN CHANNELS WHICH DRAIN 10 ACRES OR LESS; SHOULD NOT BE USED IN LIVE STREAMS.

4. CULVERT INLET PROTECTION – 3.08
A SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS WHICH PREVENTS SEDIMENT FROM ENTERING, ACCUMULATING IN AND BEING TRANSFERRED BY THE CULVERT. IT ALSO PROVIDES EROSION CONTROL AT CULVERTS DURING THE PHASE OF A PROJECT WHERE ELEVATIONS AND DRAINAGE PATTERNS ARE CHANGING, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE.

5. OUTLET PROTECTION – 3.18
THE INSTALLATION OF PAVED AND/OR RIP-RAP CHANNEL SECTIONS AND/OR STILLING BASINS BELOW STOEL SECTIO RM DRAIN OUTLETS TO REDUCE EROSIEL SECTIO ON FROM SCOURING AT OUTLETS AND TO REDUCE FLOW VELOCITIES BEFORE STORMWATER ENTERS RECEIVING CHANNELS BELOW THESE OUTLETS.

VEGETATIVE PRACTICES

1. PERMANENT SEEDING – 3.32
ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER BY PLANTING SEED ON ROUGH GRADING AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE OR WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED ON FINE GRADING AREAS.

2. TEMPORARY SEEDING – 3.31
ALL DENUDED AREAS, WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME, SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.

3. EROSION CONTROL BLANKET – 3.36 OR MULCH – 3.35
EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES, WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS SET OF PLANS PERTAINS TO THE CONSTRUCTION OF SINGLE FAMILY HOMES, TOWNHOMES, AND THE ASSOCIATED ROADS AND PARKING AREAS. APPROXIMATELY 22.6 ACRES WILL BE DISTURBED FOR THE CONSTRUCTION HUNTFIELD SECTION 3B.

NOTE THAT THE TEMPORARY SEDIMENT BASIN (SB1) WAS PREVIOUSLY CONSTRUCTED WITH THE HUNTFIELD PHASE 3A PLANS, AND IT WAS DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING THE CONSTRUCTION OF BOTH PHASE 3A AND PHASE 3B. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE AREAS UPSTREAM OF PHASE 3A AND PHASE 3B, THE POND WILL FUNCTION AS A PERMANENT STORMWATER MANAGEMENT POND FOR HUNTFIELD PHASE 3A AND PHASE 3B. NOTE THAT MODIFICATIONS TO THE POND DESIGN ARE REQUIRED WHICH CONVERT IT FROM A TEMPORARY SEDIMENT BASIN TO A PERMANENT STORMWATER MANAGEMENT POND (PLYWOOD IS INSTALLED OVER A SECTION OF THE WEIR AND A TEMPORARY BARREL AND RISER STRUCTURE ARE INSTALLED DURING THE E&S PHASE). REFERENCE THE "EROSION & SEDIMENT CONTROL DETAILS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR DETAILS ON REQUIRED MODIFICATIONS.

THE TEMPORARY SEDIMENT BASIN AS DESIGNED WITH THE PHASE 3A PLANS WAS BASED ON A TOTAL DRAINAGE AREA TO THE POND OF 35.05 ACRES, WHICH IS THE PRE-DEVELOPMENT DRAINAGE AREA ASSOCIATED WITH PHASE 3A AND PHASE 3B. REFERENCE THE "POND TC AND COMPUTATIONS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR PRE-DEVELOPMENT DRAINAGE DIVIDES TO THE TEMPORARY SEDIMENT BASIN. THE SEDIMENT BASIN COMPS SHOWN IN THIS PLAN ARE THOSE SHOWN ON THE "EROSION & SEDIMENT CONTROL DETAILS" SHEET OF THE PHASE 3A PLANS.

SURROUNDING PROPERTY & EXISTING SITE CONDITIONS

SIMILAR DEVELOPMENTS, WHICH WILL BE REFERRED TO AS HUNTFIELD, PHASE I, PHASE 2A, PHASE 2B AND PHASE 3A ARE LOCATED TO THE EAST AND SOUTHEAST OF THE PROPOSED SITE. THE REMAINDER OF THE SURROUNDING LAND IS UNDEVELOPED, AND IS USED PREDOMINANTLY FOR CROP PLANTING. IN GENERAL, THE LAND IS RELATIVELY FLAT AND DRAINS TO THE EAST INTO A FLOODPLAIN. REFERENCE SHEET 2 FOR INFORMATION CONCERNING THE SOIL TYPES LOCATED IN THE PROPOSED SITE.

GENERAL E&S REQUIREMENTS

1) TOPSOIL SHALL BE STRIPPED FROM GRADED AREAS AND STOCKPILED IN A BERM ALONG THE NORFOLK & SOUTHERN RAILROAD PER THE "CORRECTIVE ACTION PLAN". ALL STOCKPILES MUST BE STABILIZED BY TEMPORARY VEGETATION WITHIN 7 CALENDAR DAYS. ALL DISTURBED AREAS SHALL BE STABILIZED WITH FAST GERMINATING TEMPORARY VEGETATION WITHIN SEVEN DAYS AFTER GRADING.

2) ALL VEGETATIVE STABILIZATION SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL AND RE-SEEDED AS NEEDED.

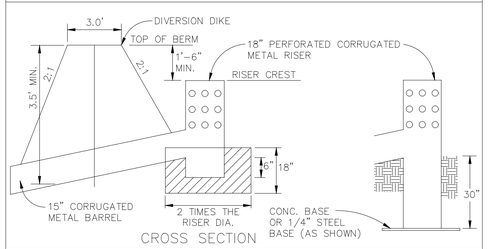
3)ALL E&S MEASURES AND CONTROL DEVICES DESCRIBED HEREON SHALL CONFORM TO SECTIONS 3 THROUGH 5 OF THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS". THE JEFFERSON COUNTY INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD AND AS SITE CONDITIONS WARRANT.

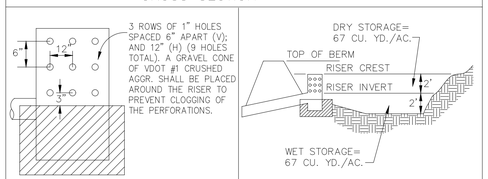
4) AS MENTIONED IN THE PROJECT DESCRIPTION, THE TEMPORARY SEDIMENT BASIN CONSTRUCTED FOR HUNTFIELD PHASE 3A WAS DESIGNED TO FUNCTION AS THE TEMPORARY SEDIMENT BASIN FOR PHASE 3B AS WELL. UPON COMPLETION OF PHASE 3A AND PHASE 3B, THE TEMPORARY SEDIMENT POND SHALL FUNCTION AS THE PERMANENT STORMWATER MANAGEMENT FACILITY FOR BOTH PHASES. DURING THE CONSTRUCTION OF PHASE 3A, MODIFICATIONS WERE MADE TO THE STORMWATER MANAGEMENT FACILITY, WHICH ALLOWED IT TO FUNCTION AS A TEMPORARY SEDIMENT BASIN. (PLYWOOD WAS INSTALLED OVER A SECTION OF THE WEIR, AND A BARREL AND RISER STRUCTURE WAS INSTALLED.) REFERENCE HUNTFIELD PHASE 3A E&S NARRATIVE. THESE MODIFICATIONS SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF PHASE 3B. UPON STABILIZATION OF THE UPSTREAM AREAS, THE AFOREMENTIONED MODIFICATIONS SHALL BE REMOVED, AND ADDITIONAL MODIFICATIONS SHALL BE MADE, WHICH ALLOW THE POND TO FUNCTION AS THE PERMANENT STORMWATER MANAGEMENT FACILITY. REFERENCE HUNTFIELD PHASE 3A PLANS FOR DETAILS.

CONSTRUCTION SCHEDULE

Erosion & Sediment Controls and SWM	January, 2007
Clearing & Rough Grading	January, 2007 to May, 2007
Site Utilities	February, 2007 to May, 2007
Base Paving	May, 2007
Model Home Construction	March, 2007 to September, 2007
Sales	Beginning March, 2007, (on-going)
House Construction	April, 2007 – September, 2007

THESE ARE THE RECOMMENDED STANDARD SPECIFICATIONS FOR THE PIPE OUTLET SEDIMENT TRAP. THE DESIGN ENGINEER MAY ALTER THE PIPE AND PERFORATION SIZES PROVIDED ENGINEERING CALCULATIONS CAN JUSTIFY IT. THE DESIRED DRAWDOWN TIMES ARE A MIN. OF 4 HRS. AND A MAX. OF 40 HRS. THE PERFORATION SIZE AND SPACING AS INDICATED BELOW REPRESENTS APPROX. 17 HRS. DRAWDOWN TIME. WHEN SELECTING A DRAWDOWN TIME, THE DESIGNER MUST CONSIDER THE PROXIMITY TO EXISTING RESIDENCES AND THE SAFETY OF SMALL CHILDREN; THUS A SHORTER DRAWDOWN TIME. FOR REMOTE SITES, A LONGER DRAWDOWN TIME WOULD BE MORE APPROPRIATE.





TEMPORARY SEDIMENT TRAP STRUCTURE DETAIL

TRAP ID	TOTAL DRAINAGE AREA	STORAGE REQUIRED	STORAGE PROVIDED	WET STORAGE DEPTH D1	WET STORAGE AREA A1	WET STORAGE VOLUME V1	WET STORAGE VOLUME REQ'D	DRY STORAGE DEPTH D2	DRY STORAGE AREA A2	DRY STORAGE VOLUME V2	DRY STORAGE VOLUME REQ'D	EXCAVATED DEPTH	BERM HEIGHT (H)	TOP BERM WIDTH	RISER(Hr)/ OUTLET(Ho) HEIGHT	BOTTOM ELEVATION	WET STORAGE ELEVATION	DRY STORAGE ELEVATION	TOP OF BERM ELEVATION	SIDE SLOPES	OUTLET TYPE	PIPE INV. IN.	PIPE INV. OUT	WEIR / PIPE LENGTH	PIPE SLOPE
	(Acres)	(cu.ft.)	(cu. ft.)	(ft.)	(sq. ft.)	(cu. ft.)	(cu. ft.)	(ft.)	(sq. ft.)	(cu. ft.)	(cu. ft.)	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)								(ft.)	(%)
ST1	2.87	10384	10685	2.00	3155	5364	5192	1.50	3940	5321	5192	2.00	2.50	4.00	1.50	500.35	502.35	503.85	504.85	2:1	PIPE	502.35	502.00	20	1.75%
ST2	2.99	10818	12442	2.00	3244	5515	5409	2.00	3683	6927	5409	2.00	3.00	4.00	2.00	495.00	497.00	499.00	500.00	2:1	PIPE	497.00	496.00	35	2.86%

V1 = 0.85 x D1 x A1
V2=[(A1 + A2)/2] x D2

NOTES:
1. TOTAL DRAINAGE AREA IS USED TO DETERMINE THE STORAGE VOLUME REQUIRED. TOTAL DRAINAGE AREAS LESS THAN ONE ACRE ARE ALLOWED TO USE GRAVEL OUTLET STRUCTURES. TOTAL DRAINAGE AREAS FROM ONE TO THREE ACRES ARE TO USE RISER PIPE OUTLET STRUCTURES.
2. THE REQUIRED STORAGE VOLUME IS BASED UPON 134 CU. YD. PER ACRE (OR 3618 CU. FT. PER ACRE).
3. TOTAL DRAINAGE AREA (IN ACRES) IS USED TO DESIGN THE OUTLET STRUCTURE OF THE TRAP.
4. CONSTRUCTION OF SEDIMENT TRAPS SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

No.	DATE	REVISIONS
1.	02/21/06	TEMPORARY FILL DIVERSION AND DIVERSION DIKE OUTLET PROTECTION DETAILS ADDED.
2.	02/21/06	NOTE #3 ADDED
3.	02/21/06	CONSTRUCTION SCHEDULE UPDATED.

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

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JON K. ERICKSON
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06/14/2024
PROFESSIONAL ENGINEER

E&S Details

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = N/A
SCALE: AS SHOWN

SHEET 20 OF 25

PP-20048

STONE CONSTRUCTION ENTRANCE

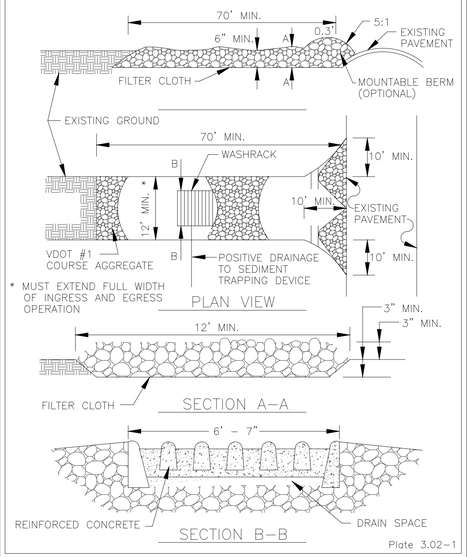
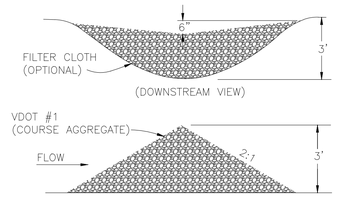


Plate 3.02-1

ROCK CHECK DAM

2 ACRES OR LESS OF DRAINAGE AREA:



2-10 ACRES OR LESS OF DRAINAGE AREA:

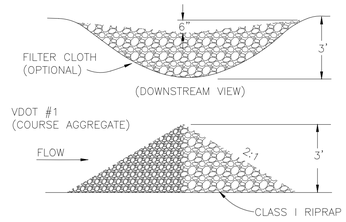
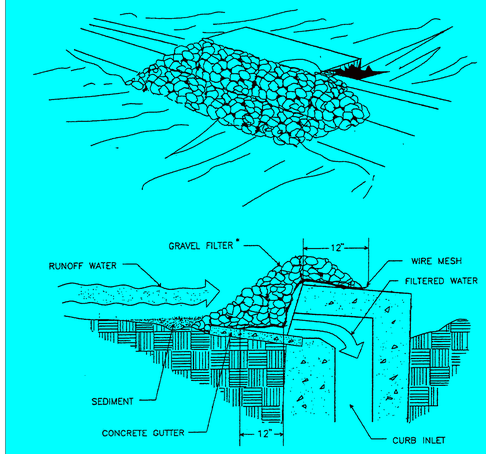


Plate 3.20-1

GRAVEL CURB INLET SEDIMENT FILTER



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)

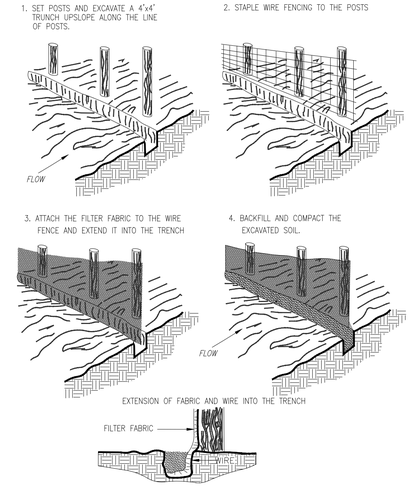


Plate 3.05-1

TEMPORARY DIVERSION DIKE

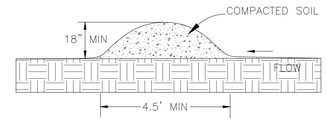
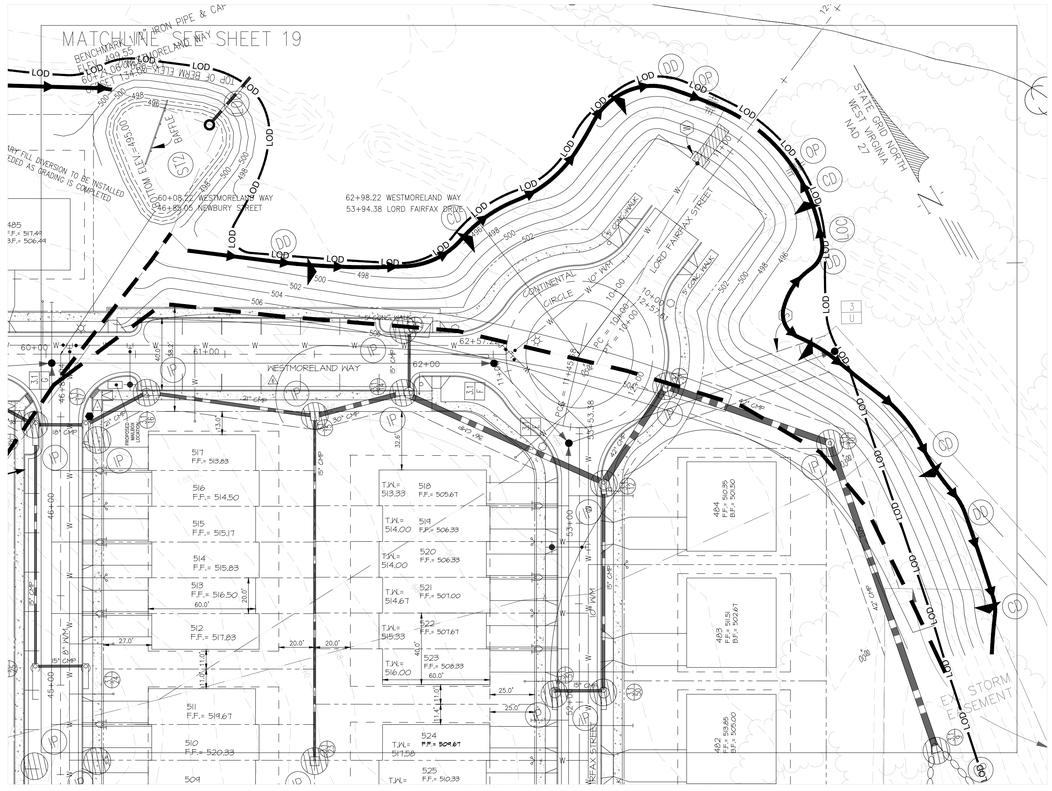


Plate 3.09-1



DIVERSION EMBANKMENT

GRAPHIC SCALE

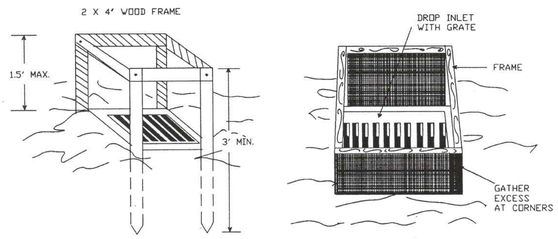
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

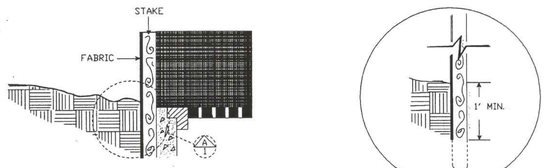
LEGEND:

1992 3.07

SILT FENCE DROP INLET PROTECTION



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND FABRIC ORIENTATION

DETAIL A

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

Source: N.C. Erosion and Sediment Control Planning and Design Manual, 1988

Plate 3.07-1

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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PROFESSIONAL ENGINEER

E&S Details

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: AS SHOWN C.I. = N/A DATE: JANUARY 2004

SHEET 21 OF 25

PP-20048



STREET TREE AND LANDSCAPE PLANTING LIST

NEIGHBORHOOD CONNECTOR STREET

Plantanus x acerfolia 'Bloodgood' – Bloodgood London Plane (PAB)
Quercus phellos – Willow Oak (QP)
Ulnus Parviflora – Lacebark Elm (UP)

RESIDENTIAL NEIGHBORHOOD STREET

Fraxinus pennsylvanica 'Patmore' – Patmore Ash (FPP)
Quercus phellos – Willow Oak (QP)
Acer rubrum 'October Glory' – October Glory' Red Maple (ARO)

SHRUBS

Clethra alnifloia – Summersweet hummingbird (CA)
Forthergilla gardeni – Fothergilla (FG)
Ilex glabra – 'Shamrock' Inkberry (IGS)
Rhus aromatica – Gro-Low Sumac (ROG)

LANDSCAPE CALCULATIONS

Non-Impervious Areas

Area from property lines to edge of sidewalk:	0.19
Area from edge of sidewalk to edge of roads:	0.82
Open Space Parcel B-1	3.26
	4.27 Acres

Area for Landscaping Computations: 4.27 Acres / 186001.2 Sq.Ft.

Landscape Requirements:

Trees – 1 per 2000 Sq.Ft	=	93 Trees
Shrubs – 3 per 2000 Sq.Ft.	=	279 Shrubs

Landscape Provided:

	93 Trees
See note 6 in General Notes.	279 Shrubs

GENERAL NOTES FOR LANDSCAPING

1. LANDSCAPING FOR ALL ROADS STUBBED OUT FOR FUTURE EXPANSION TO BE PROVIDED WITH FUTURE PLANS.
2. AT THE TIME OF PLANTING, ALL TREES MUST BE A MINIMUM OF 8' IN HEIGHT AND 2.5" IN CALIBER.
3. TREES TO BE PLANTED IN A UNIFORM MANNER SUCH THAT EACH STREET CONTAINS TREES OF A SINGLE SPECIES SELECTED FROM THE TABLE PROVIDE ABOVE.
4. THIS LANDSCAPE PLAN IS DESIGNED TO BE A PRELIMINARY PLAN FOR LANDSCAPE ARCHITECTS TO IMPROVE UPON.
5. ALL OPEN SPACE AREAS SHOWN ARE TO BE COVERED WITH GRASS. HOWEVER, THIS LANDSCAPE PLAN IS A PRELIMINARY PLAN (SEE NOTE 4). OTHER GROUND COVERING MAY BE SUBSTITUTED UPON FINAL DESIGN OF THE LANDSCAPE PLAN BY THE LANDSCAPE ARCHITECT. HOWEVER, THE GROUND COVERING MUST BE APPROVED BY THE CITY OF CHARLES TOWN PRIOR TO PLANTING.
6. SHRUBS TO BE PROVIDED IN INTERIOR LOT SPACE PER AGREEMENT WITH THE CITY OF CHARLES TOWN

LEGEND:

- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

No.	DATE	DESCRIPTION
1.	11/18/05	LANDSCAPE CALCULATIONS AMENDED; TREES REPOSITIONED (NO LONGER IN OPEN SPACE, ETC.)

REVISIONS

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

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JON K. ERICKSON
No. 32355
PROFESSIONAL ENGINEER
06/14/2024

Landscaping Plans

HUNTFIELD
Phase 3B

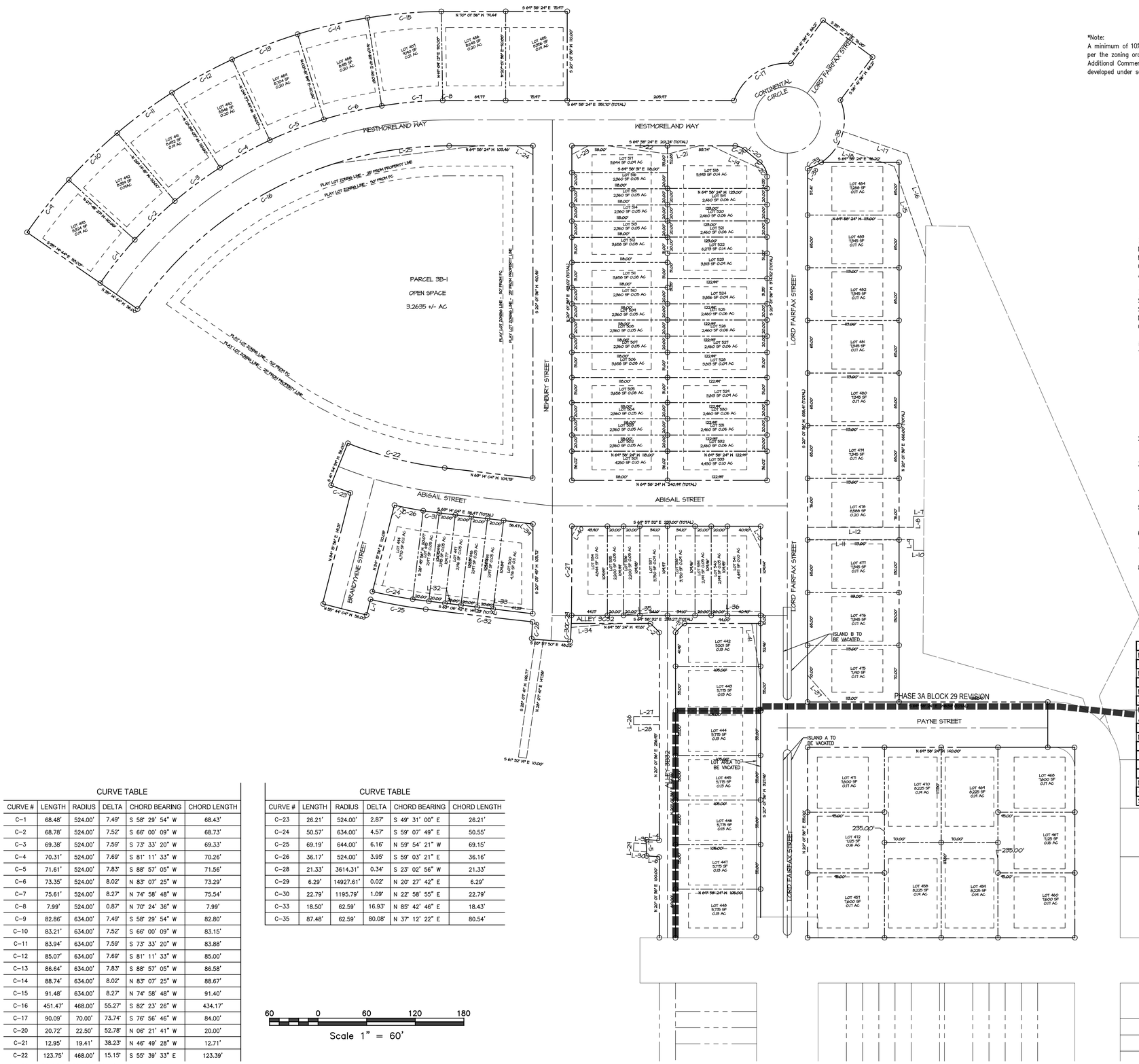
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = 2'
SCALE: 1"=60'

SHEET 22 OF 25

PP-20048

L:\Projects\Huntfield\Engineering\Phase 3B_REVISION\22 - Landscape.dwg



OPEN SPACE	
PARCEL	AREA (AC)
3B-1	3.2635

# SFA	# SFD
LOTS	LOTS
48	36

*COMMERCIAL	
PARCEL	AREA (AC)
Lot 485	0.1515

*Note:
A minimum of 10% of the total site area shall be provided as Commercial Area per the zoning ordinance.
Additional Commercial Area not shown in this site plan shall be recorded & developed under separate site plan(s) and record plat(s).

STANDARD STORM DRAIN MINIMUM EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

SECTION 3B

TOWNHOME REGION

TOWNHOME REGION FUTURE PHASE 3D

W WATERLINE EASEMENT
S SANITARY EASEMENT
E INGRESS/EGRESS EASEMENT
SD STORMWATER EASEMENT
3.1/68 STORMWATER MANHOLE
3.1/T SANITARY MANHOLE

Zoning Information

District
Neighborhood Residential
Modified as set forth in the proffers for the Huntfield Development in "Letter of Clarification / Huntfield Proffer Statement Dated March 28, 2002" & the Ammendment to the Huntfield Proffers dated May 3, 2004.

Proposed Uses
SFD – Single Family Detached Units
SFA – Single Family Attached Units (Town Homes (TH))
NC – Neighborhood Commercial
OS – Open Space

Notes:
1) Per "Letter of Clarification/Huntfield Proffer Statement" dated March 28, 2002:
   a) Minimum lot width shall be reduced to 50 feet at the street.
   b) Minimum lot area shall be reduced to 5,000 square feet.
   c) Front yard setback shall be 25 feet from the edge of pavement.
   d) Encroachment within the front yard setback shall be no more than 30% or 8.34 feet. (Note: The 30% value appears to be a typographical error in the proffers that should be 33%.)
   e) Side yard setbacks shall be reduced to 5 feet minimum.
   f) No setback from the property line for accessory structures shall be required.
   g) Minimum paving width shall be 24 feet.
2) Per the City of Charles Town Zoning Ordinance, maximum area occupied by accessory structures to be less than 25% of the rear yard. Actual area occupied by accessory structure will be based on final selection of townhome product.
3) Per the City of Charles Town Zoning Ordinance, impervious site area not to exceed requirements shown in the table below. Actual impervious site area to be based on final selection of town home and SFD house types.
4) Max height not to exceed 3 stories or 45 ft per the Ammended Huntfield Proffers dated May 3, 2004. Actual height based on final selection of house type.
5) Play/teen lots located in the Active Use parcel to be in conformance with the City of Charles Town Zoning Ordinance. Equipment not to be sited, in, on, or under: seasonally wet soils, utility lines, on or in drainage courses, stormwater detention areas, flood plains, or on slopes over five (5) percent.
6) Per the Ammended Huntfield Proffers dated May 3, 2004, front loading garages may be used for not more than 40% of the total number of garages proposed in the development.
7) Per the Ammended Huntfield Proffers dated May 3, 2004, the width of townhome lots shall be a mix of 16' to 24' lots.
8) Total number of on-street parking spaces provided = 80 spaces (48 spaces for town home parking + 32 spaces for public parking). All parking spaces to be 22' x 8' as specified by the City of Charles Town Zoning Ordinance.

SFD Units

* indicates items modified in proffers - see notes

*Lot Size	Required	Provided
Min (sf)	5000	6000
*Lot Width		
Min (ft)	50	52
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	70	See note 3
Access Drives & Parking		
Min. Parking per SFD	1	1
Assumes 1 parking space per garage/parking pad		
*Max Height		
Not to Exceed (stories/ft)	3/45	See note 4
*Front Setbacks	25	25
*Side Setbacks	5	5
Rear Setbacks	20	20
*Accessory Structures - See note 2		
No Setback Requirements – see note 1 (f).		
Corner Lots		
Shall have 2 fronts, 1 side, and 1 rear yard.		

SFA Units (Town homes)

* indicates items modified in proffers - see notes

Net Land Area (Ac)	Required	Provided
TH Development Area (Ac)	> 5	8.6 Ac.
Net Land Area per TH (ft2/TH)	3,500 min.	4803
Max Density (Units/Ac)	10	9.1
Minimum Lot Size (sf)	2,000	2000
Tract Frontage		
Note: All parcels are considered interior parcels.		
Min. Width Interior Parcel (ft)	100	110 Min.
*Min. TH Lot Width		
Interior Lots – See note 7	*16' to 24'	20
Ends Lots – Added Width Requ'd for Sideyards		31' Min.
TH Row Length (Units)		
Town homes per Row (Min)	3	4
Town homes per Row (Max)	10	7
*Max Height		
Not to Exceed (stories/ft)	3/45	See note 4
*Front Setbacks		
	25	25
*Side Setbacks		
At End of Every Townhouse row (ft)	10	10
Rear Setbacks		
Minimum Depth (ft)	20	20
*Accessory Structures		
Location	Rear Yard	Rear Yard
Max. Area Occupied by Structure (% Rear Yard)	25%	See Note 2
* No setback requirements – see note 1(f)		
Access Drives & Parking		
Parking per TH (spaces/lot)	1.8	2.1
Garage Parking / Parking Pad (spaces)		48
Assumes 1 parking space per garage/parking pad		
Street Parking (spaces) – See note 8		52
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	80	See Note 3
Play Lots - Siting & Design (See Note 5)		
Min. Setback from On-Site Buildings (ft)	15	n/a
Min. Setback from Property Line (ft)	25	n/a
Min. Setback from Street/Parking Lots (ft)	50	n/a
Min. Playlot Area per 20 Units (sf)	400	n/a
Max. Area Per Playlot (sf)	750	n/a
Refuse Storage & Collection		
Requirement – Adequate provision shall be made for storage & collection of refuse. Area must be screened & dumpsters placed on concrete pads.		
Provided – Trash collection may occur along the road which the Town Home lot fronts.		

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	68.48'	524.00'	7.49'	S 58° 29' 54" W	68.43'
C-2	68.78'	524.00'	7.52'	S 66° 00' 09" W	68.73'
C-3	69.38'	524.00'	7.59'	S 73° 33' 20" W	69.33'
C-4	70.31'	524.00'	7.69'	S 81° 11' 33" W	70.26'
C-5	71.61'	524.00'	7.83'	S 88° 57' 05" W	71.56'
C-6	73.35'	524.00'	8.02'	N 83° 07' 25" W	73.29'
C-7	75.61'	524.00'	8.27'	N 74° 58' 48" W	75.54'
C-8	7.99'	524.00'	0.87'	N 70° 24' 36" W	7.99'
C-9	82.86'	634.00'	7.49'	S 58° 29' 54" W	82.80'
C-10	83.21'	634.00'	7.52'	S 66° 00' 09" W	83.15'
C-11	83.94'	634.00'	7.59'	S 73° 33' 20" W	83.88'
C-12	85.07'	634.00'	7.69'	S 81° 11' 33" W	85.00'
C-13	86.64'	634.00'	7.83'	S 88° 57' 05" W	86.58'
C-14	88.74'	634.00'	8.02'	N 83° 07' 25" W	88.67'
C-15	91.48'	634.00'	8.27'	N 74° 58' 48" W	91.40'
C-16	451.47'	468.00'	55.27'	S 82° 23' 26" W	434.17'
C-17	90.09'	70.00'	73.74'	S 76° 56' 46" W	84.00'
C-20	20.72'	22.50'	52.78'	N 06° 21' 41" W	20.00'
C-21	12.95'	19.41'	38.23'	N 46° 49' 28" W	12.71'
C-22	123.75'	468.00'	15.15'	S 55° 39' 33" E	123.39'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-23	26.21'	524.00'	2.87'	S 49° 31' 00" E	26.21'
C-24	50.57'	634.00'	4.57'	S 59° 07' 49" E	50.55'
C-25	69.19'	644.00'	6.16'	N 59° 54' 21" W	69.15'
C-26	36.17'	524.00'	3.95'	S 59° 03' 21" E	36.16'
C-28	21.33'	3614.31'	0.34'	S 23° 02' 56" W	21.33'
C-29	6.29'	14927.61'	0.02'	N 20° 27' 42" E	6.29'
C-30	22.79'	1195.79'	1.09'	N 22° 58' 55" E	22.79'
C-33	18.50'	62.59'	16.93'	N 85° 42' 46" E	18.43'
C-35	87.48'	62.59'	80.08'	N 37° 12' 22" E	80.54'

60 0 60 120 180
Scale 1" = 60'

No.	DATE	REVISIONS
1	11/18/05	ZONING NOTE #8 CHANGED TO REFLECT 22'X8' ON-STREET PARKING

PLAN DATE
01/13/04
12/20/06
02/21/06
05/16/06

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
MRAGTA.COM

Copyright 2012 Morris & Ritchie Associates, Inc.

COMMONWEALTH OF VIRGINIA
JON K. ERICKSON
Lic. No. 32355
PROFESSIONAL ENGINEER
06/14/2024

Preliminary Record Plat

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. n/a
SCALE: 1"=60'

SHEET 23 OF 25

PP-20048

FLIP TO FRONT LOAD

Newbury St

Abigail St

Lord Fairfax

SEE SHEET 05 FOR MATCHLINE

SEE SHEET 06 FOR

STATE GRID NORTH
WEST VIRGINIA
NAD 27

eliminate on-street parking

storm revisions

remove alley - convert to green space, extend lot lines, create 10 ft access easement - storm should stay

storm/DW conflict - revise this storm run

remove median

move DW apron to new curb

remove on-street parking with revised street section

adjusting/relocating sidewalk per new street section and right-of-way

sidewalk/crossing needs relocated

eliminate median; shorten stub

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

- W — WATERLINE EASEMENT
- S — SANITARY EASEMENT
- E — INGRESS/EGRESS EASEMENT
- SD — STORMWATER EASEMENT
- 3.1 / 68 — STORMWATER MANHOLE
- 3.1 / T — SANITARY MANHOLE

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- WATERMAIN FITTINGS – SEE CHART ON SHEET 3

LEGEND:

- CG-6 — CURB & GUTTER
- ROLL CURB
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- WATERMAIN FITTINGS (SEE CHART ON SHEET 3)

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'. ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
1356 ASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 10 • WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

Grading Plan

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = 2'
SCALE: 1"=30'

SHEET 4 OF 25

PP-20048

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH
WEST VIRGINIA
NAD 27

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE

- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- # WATERMAIN FITTINGS – SEE CHART ON SHEET 3

Remove alleyway, convert to green space, create 5 ft access easement, extend lot lines, storm should stay

FLIP TO FRONT LOAD

PARCEL 3B-1
OPEN SPACE

PC = 14+27.68

PT = 16+71.04

PT = 39+30.42

PC = 40+94.33

PT = 58+80.76

46+85.04

SEE SHEET 04 FOR MATCHLINE

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

GALE L. ELLOCK
REGISTERED
#5137
STATE OF VIRGINIA
LAND SURVEYOR
PROFESSIONAL
10/06/06

Grading Plan
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 5 OF 25

PP-20048

City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Web: www.charlestownwv.us

May 23, 2021

Matthew R. Powell
VP Land and Acquisitions
DR Acquisitions, LLC
7945 Wormans Mill Road
Frederick, Maryland 21701

Dear Mr. Powell:

Thank you for the response to my initial interpretation/clarification letter to you dated May 7, 2021. I have reviewed the additional documents that you sent to me and am supplementing the City's initial response with this correspondence. I have used the same format as the original letter for ease of review and clarity.

Approved Plans that Include Partial Development

In my original response, I noted that the City will honor previously approved plans for partially developed project phases if DR Acquisitions can show evidence that Phases 3B and 3G-1 were approved prior to 2012. I have reviewed the Planning Commission minutes that you provided to me dated May 22, 2006, which shows clear evidence that the plans were approved. Moreover, I can match the date of this action with previously submitted plans for Phase 3B that are on file with the City that were signed by the project engineer and surveyor. Also, the submission of the materials marked "Record Plat" provide additional evidence of the plan's approval. As a result, the City will honor the previous approval for Phase 3B. That leaves Phase 3G-1 as the only phase from your original letter that neither party has yet to prove was approved by the City.

I have also reviewed the documents you sent to me related to the approval and recording of the Union Ridge townhome lots (Phase 2A-3) containing a signature from a City representative and the location of townhomes by lot number. As previously noted, we are prepared to release these building permits following the submission of acceptable documents. The only difference I see in the lot numbers you provided in your original letter and the additional details you recently submitted is that I do not see a lot number 909. We will need to sort through this detail before issuing that building permit.

Existing Bonds

In follow up correspondence you asked to discuss the bond process in more detail in a separate meeting. Until then, and only after written correspondence that clarifies our original position, the City will implement the bond process as outlined in my letter dated May 7, 2021.

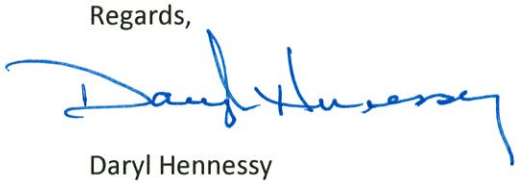
Proffer Amendments and Clarifications

The same is true for the proffered monetary obligations. You have asked to discuss this matter in more detail with City staff before submitting a separate written request to City Council that may include a request for some relief from the current proffered monetary obligations.

Finally, I appreciate the submission of a preliminary schematic master plan that outlines the location of additional land dedication for the Board of Education. As you note, we still need to ensure this is the preferred land for the BOE and further discussion on dedicated land for the City must still be discussed.

I continue to be enthusiastic about DR Acquisitions' interest in the Huntfield Subdivision and look forward to working with you, the community, and our elected officials to help move this project forward. I look forward to meeting with you soon to answer your additional questions about the bond process and the proffered monetary obligations. To schedule that meeting, I can be reached by telephone at (304) 274-3244 or by email at citymanager@charlestownwv.us. I look forward to hearing from you soon.

Regards,



Daryl Hennessy
City Manager

cc: Bob Trainor, Mayor
Kevin Tester, Ward 2 City Councilmember
Kristen Stolipher, CTUB General Manager
Rashedul Deepon, City Planner
Charles Town Building Permits Technician

DRAFT MINUTES: MAY 22, 2006 MEETING

TYPE OF MEETING: Regular Meeting

ATTENDEES: Planning Commission: Donald Clendening, Jeff Roth, Doug Viara, and Scott Coyle

Staff: Jeremy Camp and Joe Cosentini

General Public: Nancy Lutz, Frances Morgan, Aaron Amore.

Other Interested Parties: Todd Reynolds

OPENING OF THE MEETING

Chairman Scott Coyle opened the meeting for discussion among Planning Commission Members at approximately 7:00 PM. A motion by Commissioner Viara, seconded by Commissioner Roth and the Commission unanimously approved the minutes dated April 24, 2006 as presented.

New Business:

Public Hearings –

Consideration and discussion of the **Charles Town Comprehensive** Plan for potential recommendation to City Council or further consideration.

Chairman Coyle opened the public hearing for comments regarding the comprehensive plan.

Aaron Amore appeared and informed the Commission he believes the current draft of the comprehensive plan is a good start, but the Commission should take more time and develop a better plan.

Nancy Lutz appeared and informed the Commission that she was concerned about water and sewer issues which are not addressed in the plan.

Frances Morgan appeared and informed the Commission that she believes we live in a unique and historic area and that the Commission should work with the County to develop a regional plan.

Chairman Coyle informed the Commission that there were no other speakers and closed the public hearing.

Record Plat Application #2006-0004, **Huntfield, Union Ridge Town Homes.**

Director Camp informed the Commission that the review agencies have reviewed the application and he recommends approval of the record plat. Chairman Coyle opened the public hearing for comments regarding record plat application #2006-0004.

Aaron Amore appeared and asked the Commission what the bond estimate was for this project. Director Camp informed the Commission that the bond estimate was set at $530,988.38 and will be on 4.3 acres. Mr. Amore asked the Commission what the traffic count would be for the area and what the addition of 56 townhomes would do to our sewer capacity. Director Camp informed the Commission that the review agencies took into account the traffic flow for the town

houses and that the recent upgrade to the sewer facilities added 1000 edu's.

Chairman Coyle informed the Commission that there were no other speakers and closed the public hearing. A motion by Commissioner Clendening, seconded by Commissioner Roth and upon discussion the Commission unanimously approved record plat applications #2006-0004, Huntfield, Union Ridge Town Homes.

Record Plat Application, #2006-0005, **Huntfield Recreation Center.**

Director Camp informed the Commission of what the Recreation Center will include and that it has been reviewed by the View Engineering and all the review agencies and that he does recommend approval. Chairman Coyle opened the public hearing for comments regarding the record plat application.

Nancy Lutz appeared and asked the Commission whether this facility would be open to the public or just to the residents of Huntfield. Director Camp informed the Commission that once the center is built it will be controlled by the HOA of Huntfield and ultimately up to them whether it is open to the public or not.

Aaron Amore appeared and asked the Commission if the roads of Huntfield would be dedicated to the City at some point in time or would they be private roads? Director Camp informed the Commission that the road would be dedicated to the City upon build out.

Chairman Coyle informed the Commission that there were no other speakers and closed the public hearing. Commissioner Clendening moved to approve the record plat, motion was not seconded. Director Camp informed the Commission that since this is a record plat and since all the requirements of the City have been met the Commission must approve the application. Upon discussion, a motion by Commissioner Clendening, seconded by Commissioner Viara and the Commission unanimously approved record plat application #2006-0005, Huntfield Recreation Center.

Site Plan Application, #2006-0006, **Huntfield, Phase 3B.**

Director Camp informed the Commission that there will be 35 single family homes and 48 townhouses. Director Camp informed the Commission that View Engineering has reviewed the site plan and it does meet all the requirements of the City and he recommends approval. Chairman Coyle opened the public hearing for comments regarding the site plan.

Nancy Lutz appeared and informed the Commission that she was concerned about the lack of another egress for this portion of Huntfield and asked if there were any plans for relief?

Aaron Amore appeared and informed the Commission of his concerns regarding the impact of City infrastructure with all of the new houses.

Chairman Coyle informed the Commission that there were no other speakers and closed the public hearing. Todd Reynolds, Urban Engineering, appeared before the Commission and explained that the Department of Highways has allotted a certain number of houses that can be built prior to an upgrade to Augustine Avenue.

He further stated that the DOH would not approve the site plan if the road system could not support the development. Upon discussion, a motion by Commissioner Clendening, seconded by Commissioner Roth and the Commission unanimously voted to approve site plan application #2006-0006, Huntfield, Phase 3B.

Old Business

Public Meeting –
Consideration and discussion of amendments to the **Charles Town Annexation Policy** for potential recommendation to City Council or further discussion.

Director Camp informed the Commission that the Council has directed the Commission to review the annexation procedures. Upon discussion, a motion by Commissioner Clendening, seconded by Commissioner Roth and the Commission unanimously voted to table the decision on the annexation policy until the next meeting.

Discussion -
Bonding Standards.

Director Camp informed the Commission that he has received concerns regarding the current bonding standards being used by the Commission. Currently the Commission uses Loudoun County standards and Director Camp informed the Commission that regardless of what direction the Commission chooses the standards should be put in writing. A motion by Commissioner Roth, seconded by Commissioner Viara and the Commission unanimously voted to allow Director Camp to do a study for bonding standards.

ADJOURNMENT
Chairman Coyle adjourned the meeting at approximately 8:00 p.m.

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *BR2024-11 - Tate Manor* Bond Release Request

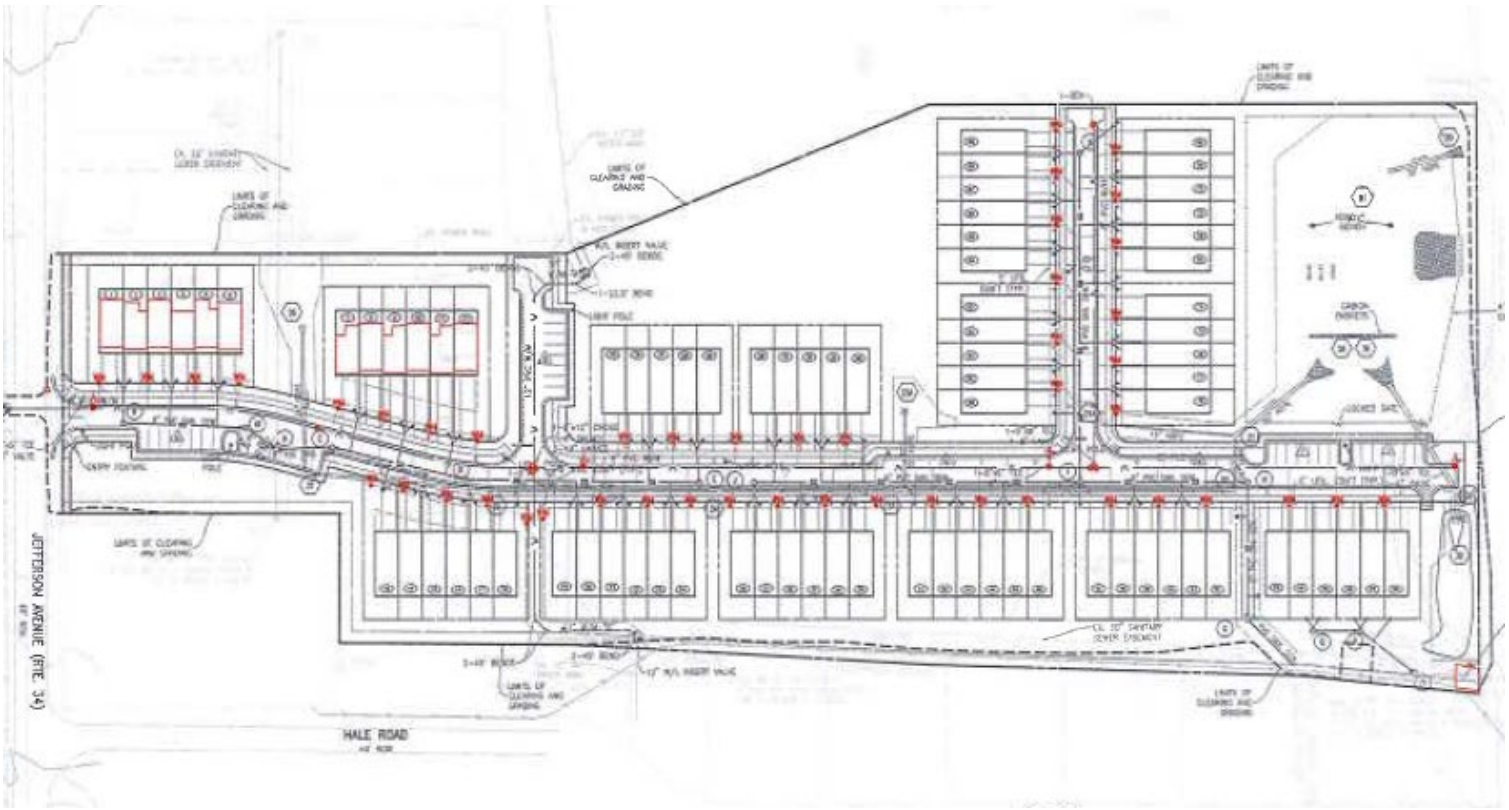
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Land Disturbance Bond Release Application.pdf
- 3. Performance Bond Release Application.pdf
- 4. As-Builts.pdf
- 5. Property Corner Certification.pdf
- 6. KH Review - Performance Bond.pdf
- 7. KH Review ESC Cash Bond.pdf

Bond Release Request
BR2024-11

Date: For the July 22, 2024 Planning Commission meeting
Applicant: DR Acquisitions LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Bond release for performance and land disturbance bond

Tate Manor



BACKGROUND
The applicant has submitted a bond release request for the performance and land disturbance bond for the Tate Manor subdivision.

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond amount is a reasonable assessment of the work completed thus far.

Existing Performance Amount: $261,680.11
Existing Land disturbance Amount: $63,100.00

BOND COMMITTEE
The Bond Committee reviewed this item at their June 11, 2024 meeting. The Committee recommended approval of the bond reduction request.

STAFF RECOMMENDATION
The City Engineer and City Staff have reviewed the bond reduction request and recommends the bond release request be **approved.**

Bond Request No._____

BOND REQUEST AND REDUCTION

To assist the Subdivision Administrator in the review of a Bond Request Application, the Applicant must utilize this form to supply the City with the information prescribed under Article 1335 and Section 1332 of the Subdivision and Land Development Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Bond Request Application as required by Ordinance Article 1335.

1. DATE June 11, 2024

2. APPLICATION TYPE ☐ Bond | Initiation ☐ Bond | Reduction

☐ Bond | Reallocation ☑ Bond | Release**

3. PROJECT NAME Tate Manor.

Address City of Charles Town

4. APPLICANT'S NAME* DR Acquisitions, LLC.

Address 7945 Wormans Mill Rd. Frederick MD 21701

Telephone Number 304) 433. 1718. Fax Number ( )

Email Address awolf@dmrder.com.

5. PROPERTY OWNER'S NAME DR Acquisitions, LLC

Address 7945 Wormans Mill Rd. Frederick MD 21701

Telephone Number 304) 433. 1718 Fax Number ( )

Email Address awolf@dmrder.com.

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

**Requires a Public Hearing and landscaping surety for one year after release

Bond Request No._____

6. DESCRIPTION OF REQUETED INITIATION, REDUCTION, OR RELEASE:

Full release of cash bond.
E+S Bond.

7. A) CURRENT BOND AMOUNT $63,100.00

B) PROPOSED BOND AMOUNT_____

8. PARCEL INVENTORY: (List all parcels that are part of this application):

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District

9. PARCEL HISTORY: (List all pending or previously approved applications on the subject parcels inventoried above, including previous plat applications if this application is an amendment)

Application No.	Project Name and Phase	Status	Approval Date

Bond Request No._____

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

A. To the extent not previously submitted pursuant to bond reduction request, copies of inspection and test reports if work was inspected and tested by a third-party inspector.

B. Certification that all bonded Improvements, other than Improvements accepted by West Virginia Department of Highways (WVDOH), have been completed in accordance with the approved plans, profiles, and specifications and the requirements of any applicable manual. For Improvements to be accepted for maintenance by WVDOH, such Certification shall state that the Improvements have been installed and inspected in accordance with WVDOH's requirements.

C. A copy of the City-approved As-Built Drawings as required for facilities within public rights-of-way or Easements submitted pursuant to Section 1332.10 of this Ordinance.

Date of As-Builts 1/29/2000 Prepared By Gordon.

D. A letter from a Professional Engineer or Professional Land Surveyor certifying that property corners and Monuments have been set as required under this Ordinance.

E. Documentation of acceptance by WVDOH for public roadways and rights-of-way, or a maintenance and indemnification agreement and bond approved by the Planning Commission for public roadways that have been completed in accordance with WVDOH standards but which, due to factors other than their quality of construction, are not eligible for acceptance by WVDOH.

F. For private roadways, a letter of acceptance by the entity responsible for maintenance and a Latent Defects Indemnification Agreement and Bond in accordance with this Section.

G. Private Roadway Maintenance Bonds. Before a Performance Agreement and surety for private roadway construction shall be released, a Latent Defects Indemnification Agreement and Bond shall be provided by the applicant/Developer and approved by the Planning Commission. The guarantee provided by such Agreement and Bond must be for a period of two (2) years following the date of performance bond release, and must be in an amount equal to no less than 5% of the original performance bond estimate in accordance with Section 1335.07 (F) of the Subdivision Ordinance.

H. Landscaping Surety. Surety is required to ensure the landscaping shown on the Major S/LD plans is maintained for one (1) year. The one (1) year shall start from the date at which the surety for the site has been released, with the exception of this landscaping surety. The landscaping surety amount shall not be less than $5,000.00 or 10% of the total landscaping cost for the project, which every is greater.

Bond Request No._____

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1335 of the S/LD Ordinance.

Signature of Applicant

_____ Date 6/11/24

Signature of Property Owner (If different than Applicant)

_____ Date 6/11/24.

Please submit an original completed Application, 1 digital copy and 1 paper copy of the As-Built Plans (if applicable) to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

Please also send a copy of the completed Application as well as the As-Builts to the following:

Hatch/Chester Engineers
Attn: Elizabeth Adamowicz
705 Quince Orchard Road, Suite 310
Gaithersburg, MD 20878

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

Bond Request No._____

BOND REQUEST AND REDUCTION

To assist the Subdivision Administrator in the review of a Bond Request Application, the Applicant must utilize this form to supply the City with the information prescribed under Article 1335 and Section 1332 of the Subdivision and Land Development Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Bond Request Application as required by Ordinance Article 1335.

1. DATE April 30, 2024

2. APPLICATION TYPE ☐ Bond | Initiation ☐ Bond | Reduction

☐ Bond | Reallocation ☑ Bond | Release**

3. PROJECT NAME Tate Manor

Address City of Charles Town, WV

4. APPLICANT'S NAME* DR Acquisitions, LLC

Address 7945 Wormans Mill Rd. Frederick MD 21701

Telephone Number 304 443 1718 Fax Number ( )

Email Address awolf@dmrdev.com

5. PROPERTY OWNER'S NAME DR Acquisitions, LLC

Address 7945 Wormans Mill Rd. Frederick MD 21701

Telephone Number 304 443 1718 Fax Number ( )

Email Address awolf@dmrdev.com

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

**Requires a Public Hearing and landscaping surety for one year after release

Bond Request No._____

6. DESCRIPTION OF REQUETED INITIATION, REDUCTION, OR RELEASE:

Development Complete.
As builts attached.

7. A) CURRENT BOND AMOUNT $261,680.11.

B) PROPOSED BOND AMOUNT (full release)

8. PARCEL INVENTORY: (List all parcels that are part of this application):

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District

9. PARCEL HISTORY: (List all pending or previously approved applications on the subject parcels inventoried above, including previous plat applications if this application is an amendment)

Application No.	Project Name and Phase	Status	Approval Date

Bond Request No._____

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

A. To the extent not previously submitted pursuant to bond reduction request, copies of inspection and test reports if work was inspected and tested by a third-party inspector.

B. Certification that all bonded Improvements, other than Improvements accepted by West Virginia Department of Highways (WVDOH), have been completed in accordance with the approved plans, profiles, and specifications and the requirements of any applicable manual. For Improvements to be accepted for maintenance by WVDOH, such Certification shall state that the Improvements have been installed and inspected in accordance with WVDOH's requirements.

C. A copy of the City-approved As-Built Drawings as required for facilities within public rights-of-way or Easements submitted pursuant to Section 1332.10 of this Ordinance.

Date of As-Builts 1/29/2020 Prepared By Gordon

D. A letter from a Professional Engineer or Professional Land Surveyor certifying that property corners and Monuments have been set as required under this Ordinance.

E. Documentation of acceptance by WVDOH for public roadways and rights-of-way, or a maintenance and indemnification agreement and bond approved by the Planning Commission for public roadways that have been completed in accordance with WVDOH standards but which, due to factors other than their quality of construction, are not eligible for acceptance by WVDOH.

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_____ Date 5/31/24

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Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

SITE PLAN SHOWING
TATE MANOR

CITY OF CHARLES TOWN FILE NUMBER: SLD-2020-02

CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

TAX MAP 13 - PARCELS 1,3 & 4 - D.B. 1191 PG. 549 & 553

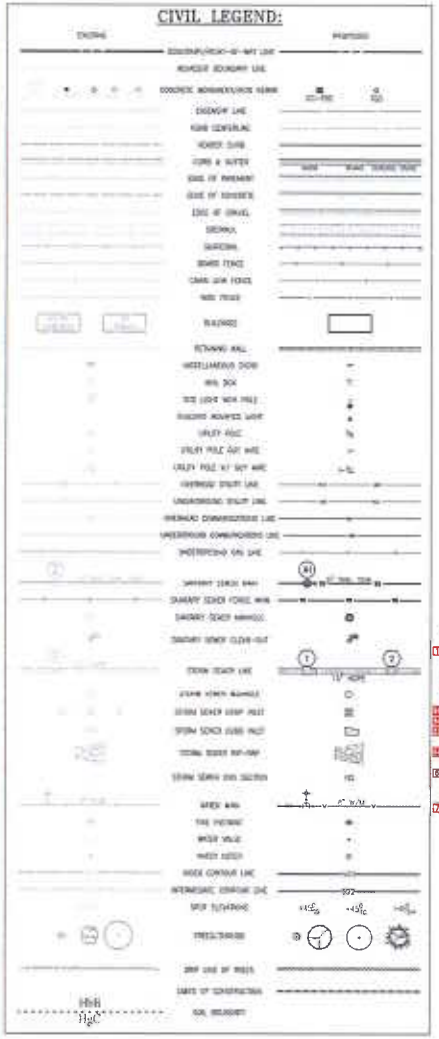
APPLICANT
DAN RYAN BUILDERS WEST VIRGINIA, LLC
10201 GOVERNOR LANE BLVD, SUITE 1006
WILLIAMSPORT, MD 21795
240-420-6046

OWNER
MVB BANK INC.
1000 JOHNSON AVENUE
BRIDGEPORT, WV 26330
304-848-5386

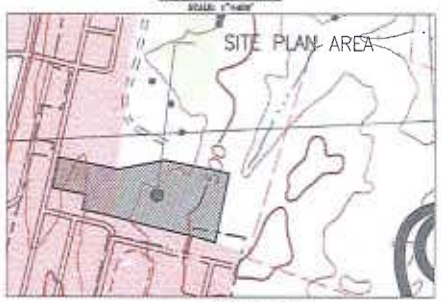
Gordon
148 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
www.gordon.us.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING

CIVIL LEGEND:



LOCATION MAP



WVDOH VICINITY MAP



Sheet List Table

1 COVER SHEET
2 GENERAL NOTES
3 GENERAL DETAILS
4 OVERALL DIMENSIONS AND DEMOLITION PLAN
5 RECORDED PLAT
6 PRELIMINARY PLAT
7 SITE LAYOUT AND UTILITY PLAN
8 GRADING AND DRAINAGE PLAN
9 GRADING AND DRAINAGE PLAN
10 GRADING AND DRAINAGE PLAN - SOUTH
11 TATE MANOR DRIVE PLAN AND PROFILE
12 TATE MANOR DRIVE PROFILE AND DETAILS
13 ROAD B & ORCHARD GREEN DRIVE PLANS AND PROFILES
14 EXTENSION OF TATE MANOR DRIVE - PLAN AND PROFILE
15 WATERLINE AND SANITARY SEWER PROFILES
16 STORMWATER MANAGEMENT NARRATIVE & DETAILS
17 STORMWATER MANAGEMENT DETAILS
18 EROSION AND SEDIMENT CONTROL PLAN PHASE 1
19 EROSION AND SEDIMENT CONTROL PLAN PHASE 2
20 EROSION AND SEDIMENT CONTROL DETAILS
21 LANDSCAPE PLAN
22 LANDSCAPE DETAILS

CITY OF CHARLES TOWN – COMPLETE LIST OF WAIVER/VARIANCES

ORDINANCE	SECTION OF ORDINANCE	WAIVER APPLICATION NUMBER	DESCRIPTION OF WAIVER OR VARIANCE	STATUS	DATE APPROVED
SALD	Appendix A	WAIVER 2019-03	TYPICAL SECTION NEIGHBORHOOD STREET (0-500 VPD), HEAD-IN PARKING (90 DEGREE).	Approved with the condition that the POA maintains the parking options	25-MAR-2019
SALD	1333.03	WAIVER 2019-04	ON-STREET PARKING REQUIREMENT, PARALLEL PARKING.	Approved as requested	25-MAR-2019
SALD	1333.03(F)(3)a	WAIVER 2019-05	RECREATION VEHICLE (RV) PARKING IN THE R-15 ZONING DISTRICT.	Approved as requested	25-MAR-2019
SALD	1333.17(C)2.b. & c and 1333.17(E))	WAIVER 2019-06	PARK RECREATION STANDARD FOR DEVELOPMENTS OVER 75 HOMES.	Approved with the condition of a payment of $25,000 in lieu of public dedication space and that the central open space could be dedicated at a future point in time to the city of the POA.	11-APR-2019
SALD	1333.03(B)	WAIVER 2019-07	OPEN SPACE COMMON AREA FOR TOWNHOUSE DEVELOPMENTS.	No Action was required	25-MAR-2019
SALD		WAIVER 2019-08	PROVIDE ONLY ONE ROW OF BUFFERING OF TREES IN A HEIGHT OF 6'.	Approved with the condition that two rows of buffering will be provided with the proposed trees at 8' height	25-MAR-2019

STATEMENT OF ACCEPTANCE

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT AND PLAN OR SITE PLAN.

MVB Bank, LLC
1000 JOHNSON AVENUE
BRIDGEPORT, WV 26330

DATE

Know what's below. Call before you dig.

STATEMENT OF ACCURACY

THE ENGINEER AND/OR SURVEYOR, IN SIGNING THIS PLAT/PLAN, ATTESTS TO THE BEST OF HIS/HER KNOWLEDGE, THAT THIS PLAN IS COMPLETE AND ACCURATE.

ENGINEER — DATE

APPROVAL BLOCK

THIS PRELIMINARY PLAN AND PLAT WAS APPROVED BY THE CITY OF CHARLES TOWN, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

ALL EXPENSES INCURRED WITH REGARDS TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION WORKS, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE IN THE RESPONSIBILITY OF THE SUBDIVIDER AND NO THE CITY.

SECRETARY OF THE PLANNING COMMISSION — DATE

CERTIFICATE OF LAND SURVEYOR

THE PLAT REPRESENTS A SURVEY BY GORDON ALL MONUMENTS AND IMPROVEMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN, GORDON IS FAMILIAR WITH ALL REQUIREMENTS OF THIS ORDINANCE, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THIS ORDINANCE HAVE BEEN FULLY COMPLIED HEREIN.

LIST OF APPROVALS:

CHARLES TOWN UTILITY BOARD WATER AVAILABILITY LETTER — DATED: _____

CHARLES TOWN UTILITY BOARD SEWER AVAILABILITY LETTER — DATED: _____

WV DEPARTMENT OF HIGHWAYS — ADDRESS # _____ DATE: _____

CHES HEALTH PERMITS — PLANS #: _____ DATE: _____ PERMIT #: _____ DATE: _____

JEFFERSON COUNTY ASSESSING — APPROVED: 06-JUN-2020 PERMIT #: 06-0107-0001

WV DEPT. PUBLIC SERVICE — APPROVED: 06-JUN-2020 PERMIT #: W6-0107-0001

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	ALL SHEETS – REVISED PER CITY AND CPUB COMMENTS	06-APR-2020
2.	ALL SHEETS – REVISED PER CITY COMMENTS	04-MAY-2020
3.	ALL SHEETS – REVISED PER WVDOH COMMENTS	05-MAY-2020
4.	ALL SHEETS – REVISED PER WVDOH AND CITY COMMENTS	03-JUN-2020
5.	SHEETS 1, 10 AND 13 – REVISED PER WVDOH COMMENTS	05-JUN-2020

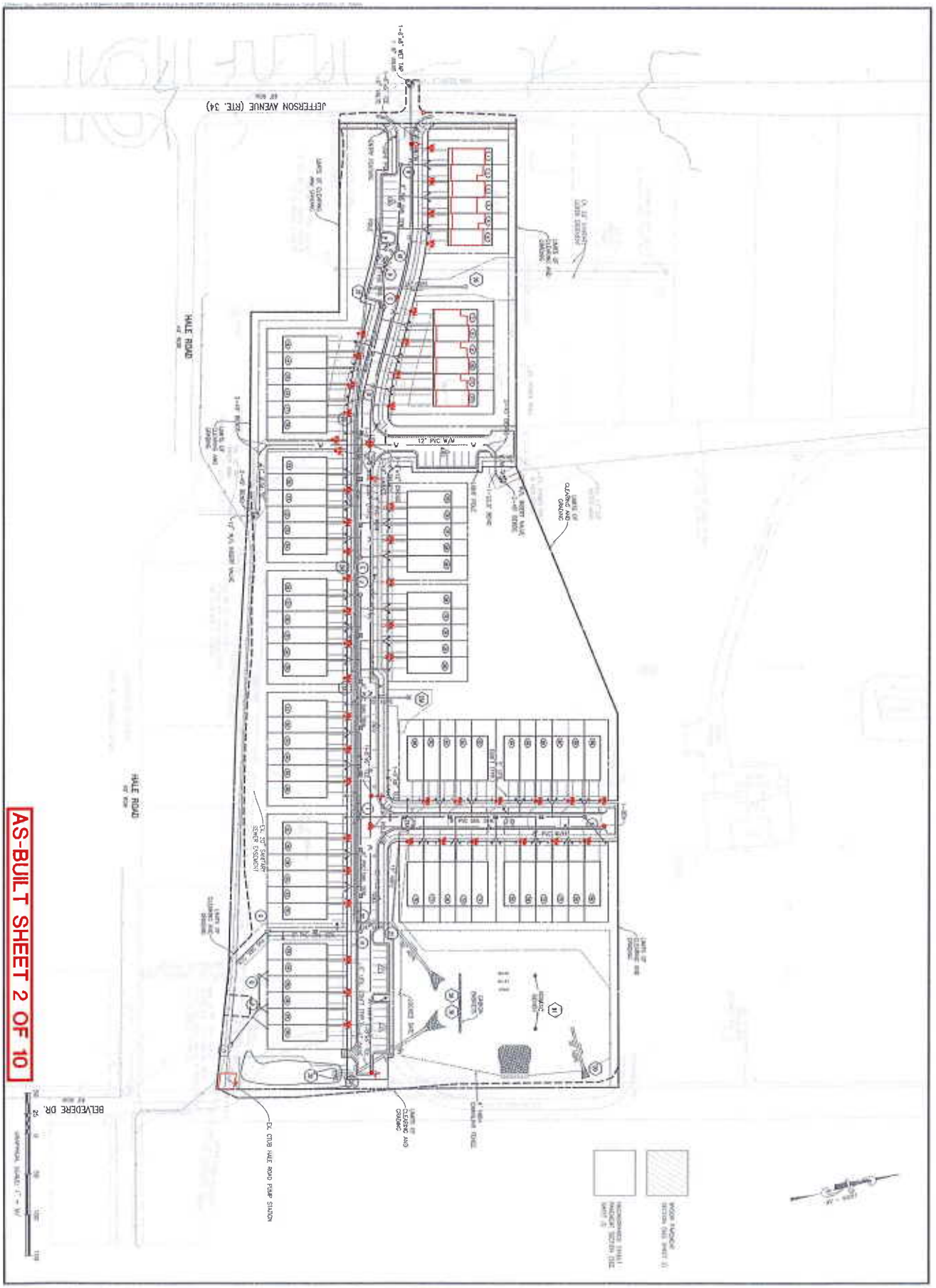
AS-BUILT SHEET 1 OF 10

Gordon
148 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
www.gordon.us.com

COVER SHEET

TATE MANOR
CHARLES TOWN DISTRICT, MAP 13 PARCELS 1,3 & 4
D.B. 1191 PG. 549 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SCALE: NONE, AS NOTED
DATE: 29-JAN-2020
JOB: 2020-0001
DRAWN: JE | CHKD: JPC
FILE: C:\2020\0001.DWG
SHEET: 1 OF 33



SITE LAYOUT AND UTILITY PLAN

TATE MANOR

CHARLES TOWN DISTRICT, MAP 18 PARCELS 13 & 4
DEED BOOK 1891 PAGES 649 & 653
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

7 OF 33

Gordon
165 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
www.gordonco.com



GRADING AND DRAINAGE PLAN

TATE MANOR

CHARLES TOWN DISTRICT, MAP 12 PARCELS 13 & 4
DEED BOOK 1191 PAGES 549 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SHEET 8 OF 33

Gordon
148 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
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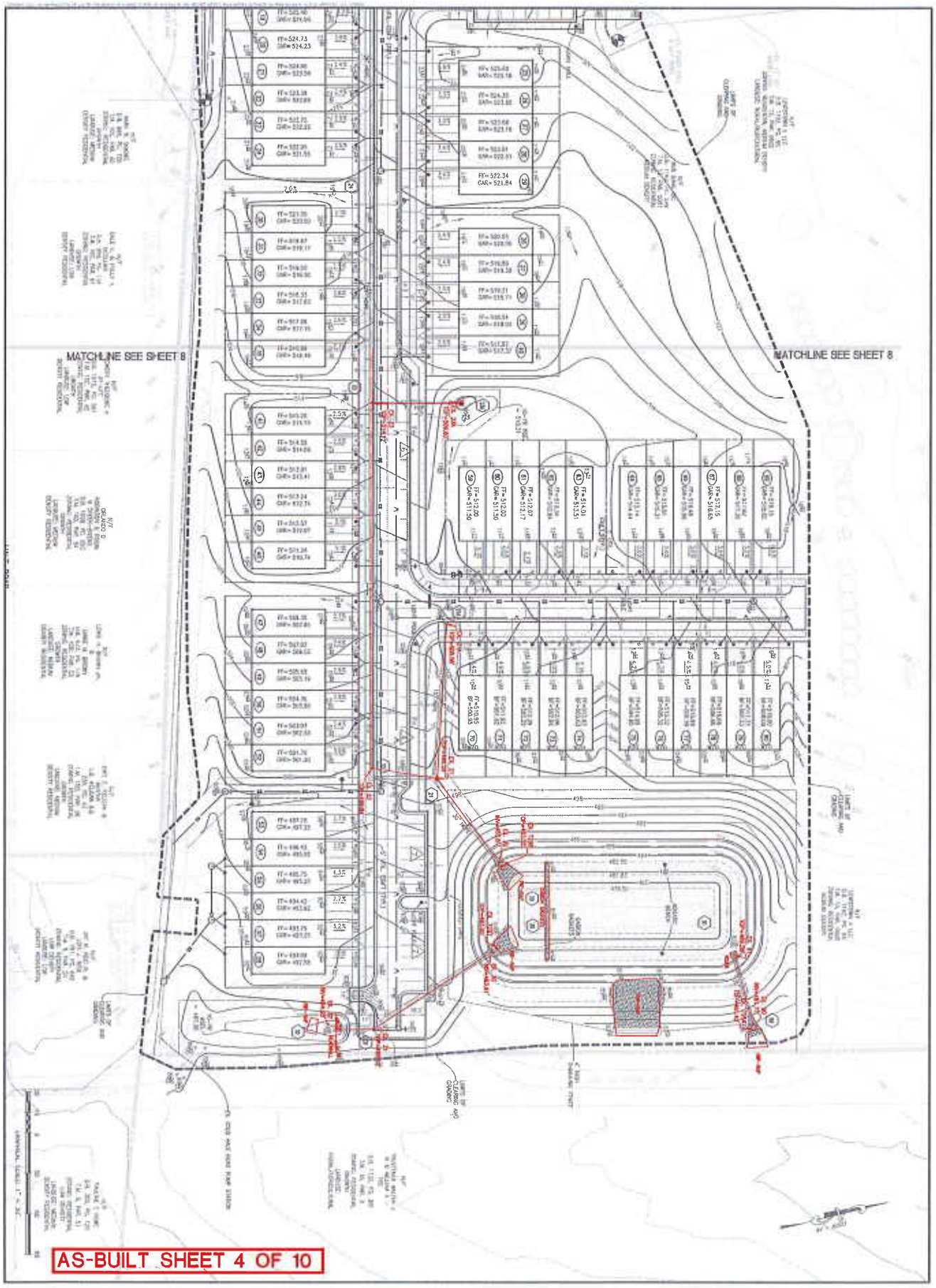


AS-BUILT SHEET 4 OF 10

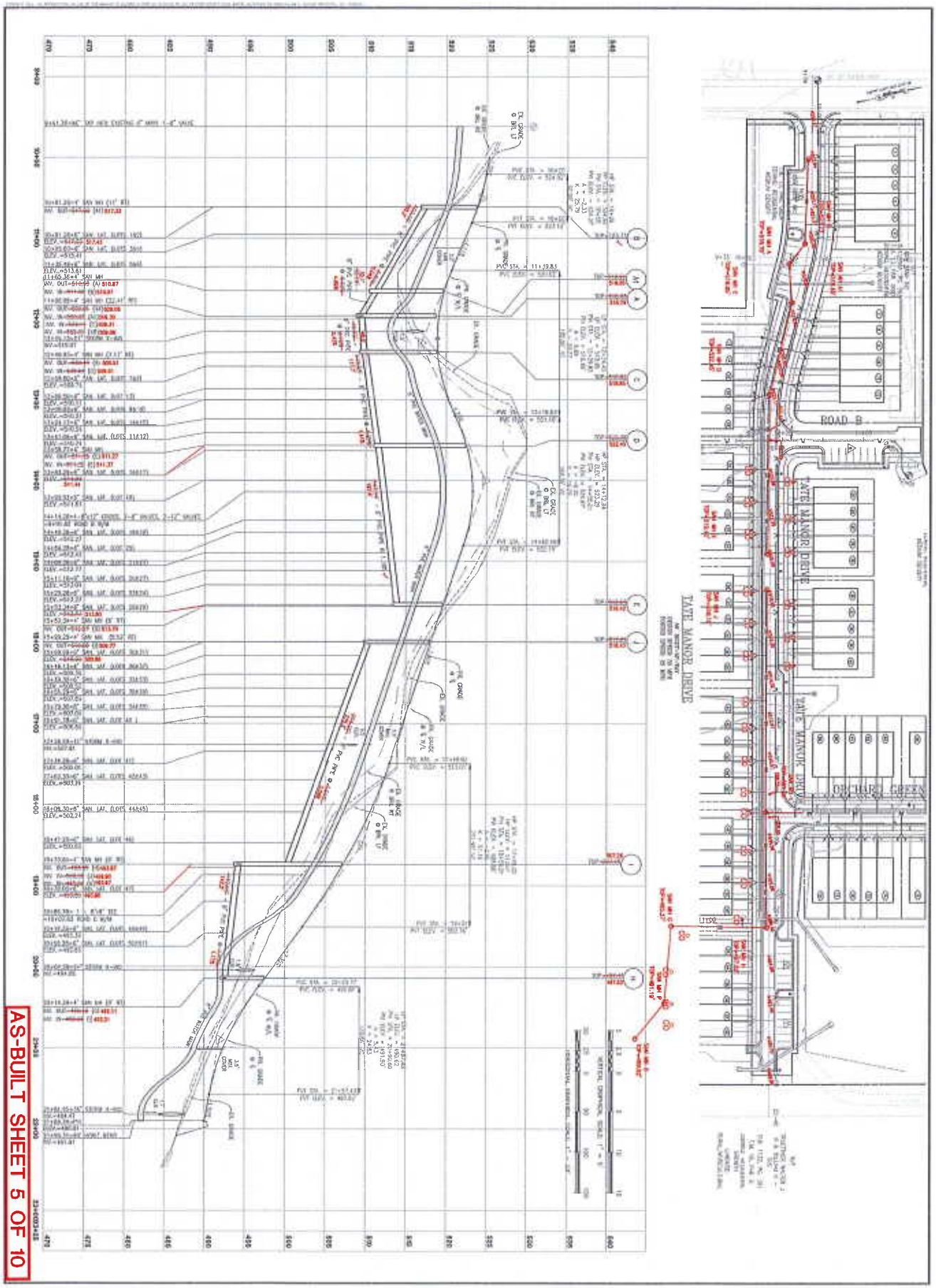
8 OF 33

GRADING AND DRAINAGE PLAN

TATE MANOR

CHARLES TOWN DISTRICT, MAP 13 PARCELS 1,3 & 4
DEED BOOK 1191 PAGES 549 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

Gordon



AS-BUILT SHEET 5 OF 10

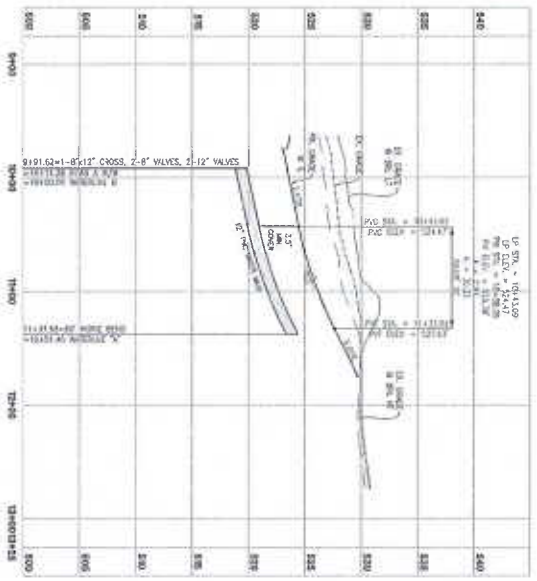
11 OF 33

TATE MANOR DRIVE PLAN AND PROFILE

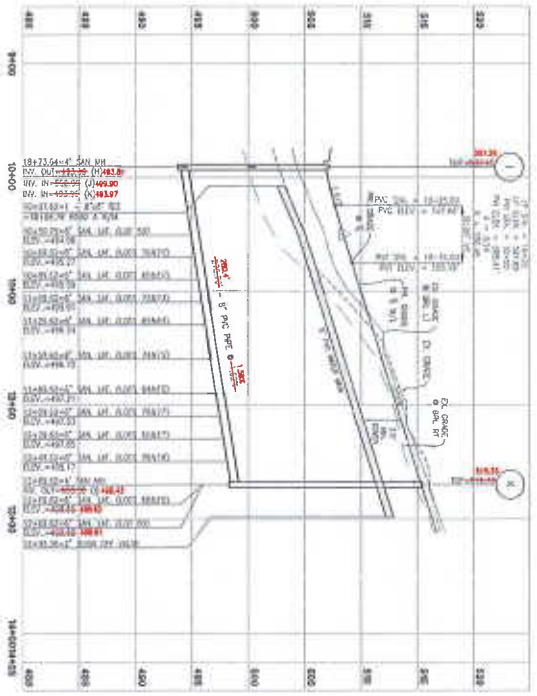
TATE MANOR

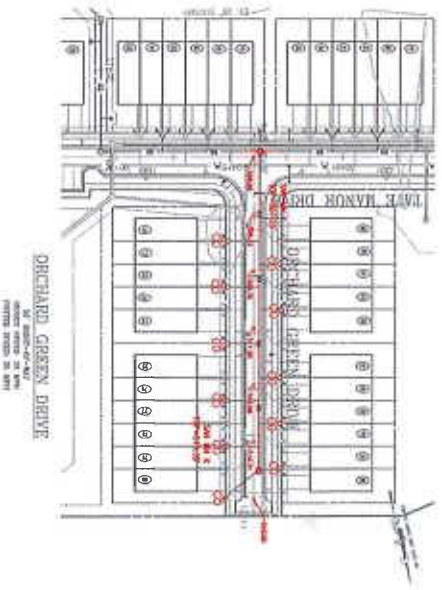
CHARLES TOWN DISTRICT, MAP 13 PARCELS 1,3 & 4
DEED BOOK 1191 PAGES 549 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

Gordon









AS-BUILT SHEET 6 OF 10

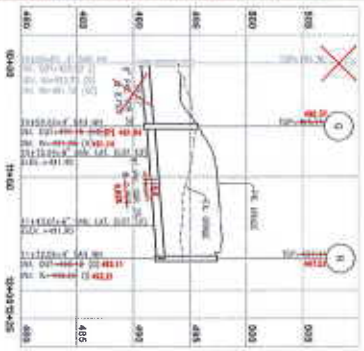
ROAD B & ORCHARD GREEN DRIVE PLANS AND PROFILES

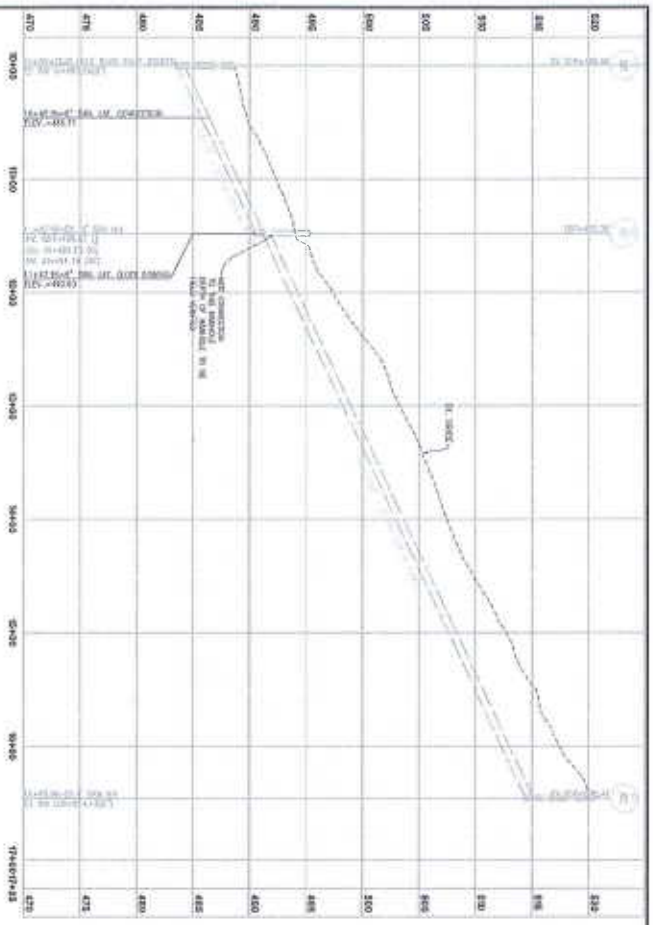
TATE MANOR

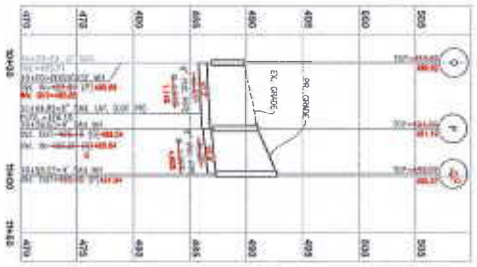
CHARLES TOWN DISTRICT, MAP 13 PARCELS 1,3 & 4
DEED BOOK 1191 PAGES 549 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SHEET 13 OF 33

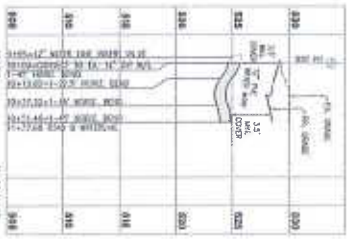
Gordon

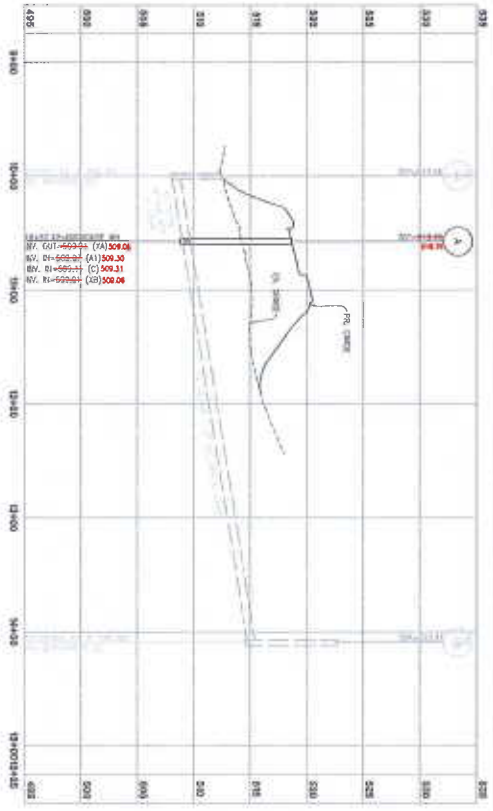




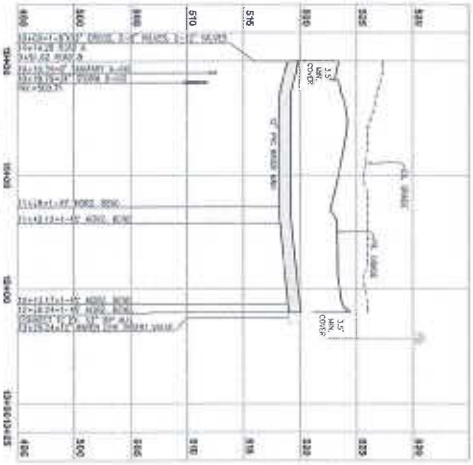


WATERLINE A PROFILE





WATERLINE B PROFILE



AS-BUILT SHEET 7 OF 10

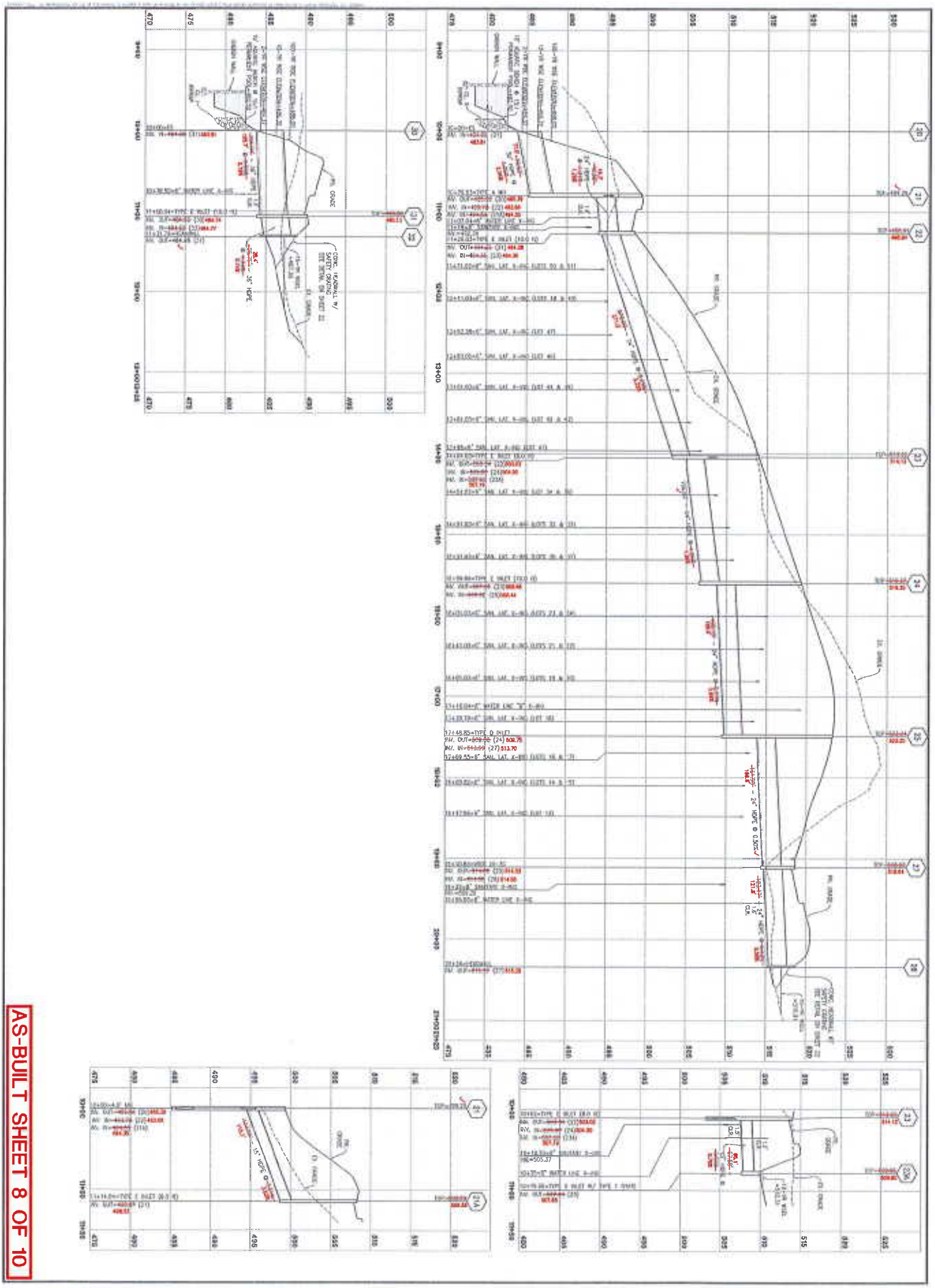
15 OF 33

WATERLINE AND SANITARY SEWER PROFILES

TATE MANOR

CHARLES TOWN DISTRICT, MAP 13 PARCELS 1,3 & 4
DEED BOOK 1191 PAGES 649 & 653
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

Gordon



AS-BUILT SHEET 8 OF 10

19 OF 33

STORM SEWER PROFILES

TATE MANOR

CHARLES TOWN DISTRICT, MAP 13 PARCELS 1.3 & 4
DEED BOOK 1101 PAGES 649 & 653
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

Gordon
1401 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8455
www.gordonco.com

STORMWATER MANAGEMENT NARRATIVE:

1. ALL STORMWATER MANAGEMENT POND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CITY OF CHARLES TOWN REQUIREMENTS, THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS, AND AS PUBLISHED IN THE "WEST VIRGINIA STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL"

2. EMBANKMENTS:

(A) DESIGN AND CONSTRUCTION OF THE PROPOSED DAM IS SUBJECT TO RECOMMENDATIONS AND INSPECTION OF A QUALIFIED GEOTECHNICAL ENGINEER.

(B) AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORK SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL, ROOTS BY HEAVY VEGETATIONAL MATERIAL.

(C) THE SUITABILITY AND ACCEPTABILITY OF ALL FILL MATERIAL WILL BE DETERMINED BY REGULAR PERIODIC SOIL ANALYSIS AND COMPACTION TESTS, WHICH SHALL BE MADE BY A QUALIFIED GEOTECHNICAL ENGINEER.

(D) TESTS FOR SOIL ANALYSIS, MOISTURE CONTROL AND COMPACTION ARE TO BE CONDUCTED IN ACCORDANCE WITH THE LATEST APPLICABLE ASTM STANDARDS AND SPECIFICATIONS.

(E) MATERIALS USED FOR THE IMPERVIOUS CORE AND CUT-OFF TRENCH, IF REQUIRED BY THE GEOTECHNICAL ENGINEER, SHALL BE COMPRISED OF ONE OF THE FOLLOWING SOILS AS DESIGNATED BY THE UNIFIED SOIL SYSTEM: SC, CL, OR ML HAVING A UNIFORM PLASTICITY INDEX OF 8 WITH A MINIMUM OF 45% PASSING THE NO. 200 SIEVE AND A MAX. OF 5% RETAINED ON THE NO. 4 SIEVE. THE CUT-OFF TRENCH IS REQUIRED SHALL EXTEND A MINIMUM OF 4 FEET BELOW SUBGRADE OR TO REFUSAL.

(F) THE CUT-OFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE BOTTOM WIDTH OF THE TRENCH SHALL BE A MINIMUM WIDTH OF 4 FEET. THE DEPTH SHALL BE AT LEAST 4 FEET BELOW EXISTING GRADE OR AS SHOWN ON THE PLANS. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

(G) THE EMBANKMENT MAY BE CONSTRUCTED AS A HOMOGENEOUS EMBANKMENT DAM USING ACCEPTABLE MATERIAL CLASSIFIED ML, CL, SC, OR GC SOILS PER ASTM D-2487. IN TO THESE MATERIALS, SOILS CLASSIFIED CH AND MH MAY BE USED AS COMPACTED ADDITION EMBANKMENT FILL BELOW THE UPPER 5 FEET OF THE SLOPES. SOILS CLASSIFIED AS SM OR SM PER ASTM D-2487 OR SUITABLE FILL MAY BE USED FOR EMBANKMENT IN THE DOWNSTREAM HALF OF THE EMBANKMENT SUBJECT TO APPROVAL BY A QUALIFIED GEOTECHNICAL ENGINEER.

(H) COMPACTION SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY FOR THE GIVEN EMBANKMENT MATERIAL AS DETERMINED BY USE OF THE STANDARD PROCTOR METHOD PER ASTM T-99 OR ASTM D-698.

(I) EMBANKMENT FILL SHALL BE CONSTRUCTED IN 6-INCH LOOSE LIFTS AND SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL SO THAT SMOOTH HORIZONTAL PLANES ARE NOT BUILT INTO THE FILL STRUCTURE. SCARIFYING OR USE OF SHEEPS-FOOT ROLLERS CAN BE USED TO AVOID SMOOTH HORIZONTAL PLANES.

(J) THE EMBANKMENT SHALL BE CONSTRUCTED TO A MINIMUM ELEVATION 5% HIGHER THAN THE DESIGNED HEIGHT TO ALLOW FOR SETTLEMENT WHEN MECHANICAL COMPACTORS ARE USED FOR CONSTRUCTION.

(K) THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ACCEPTABLE BORROW MATERIAL EITHER FROM ON-SITE OR OFF-SITE SOURCES AS REQUIRED. ALL OFF-SITE WASTE OR BORROW SOURCES SHALL BE INCLUDED IN THE NPDES PERMIT.

(L) THE CONTRACTOR SHALL MAINTAIN ALL MATERIAL TICKETS, SOIL TEST RESULTS AND PHOTOGRAPHIC RECORDS OF COVERED EMBANKMENT CONSTRUCTION ELEMENTS (CUT-OFF TRENCH, ANTI-SEEP MEASURES, PIPE INSTALLATION) FOR INCLUSION INTO AS-BUILT PLANS RECORDS.

3. OUTLET CONTROL STRUCTURE NOTES:

(A) THE PURPOSE OF THIS PLAN IS TO PROVIDE THE BASIC DIMENSIONS REQUIRED TO CONTROL THE CONSTRUCTION OF THE COMBINATION PRINCIPAL/EMERGENCY SPILLWAY. THE BASIC DIMENSIONS OF ALL DRAINAGE STRUCTURES AND DEVICES SHOWN FOR EROSION CONTROL STRUCTURE SHALL BE MAINTAINED.

(B) ALL RISER SHELL, SPILLWAY, AND FOOTING DIMENSIONS AND/OR THICKNESS, AS SPECIFIED ON HYDROSTATIC OVERTURNING CALCULATIONS AND PIPE METHOD OF JOINING PIPE SHEETS, STRUCTURAL ELEMENTS SHALL BE VERIFIED BY A PROFESSIONAL STRUCTURAL ENGINEER AND SUBMITTED TO THE ENGINEER OF RECORD FOR ACCEPTANCE PRIOR TO CONSTRUCTION.

(C) CONCRETE PREPARATION AND REQUIRED REQUIREMENTS FOR ALL STRUCTURAL ELEMENTS ARE SUBJECT TO REVIEW BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

(D) PRECAST CONCRETE SHALL BE AT/OR A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. CAST-IN-PLACE CONCRETE SHALL BE MINIMUM CLASS B. ALL CONCRETE SHALL MEET THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.

(E) ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".

(F) JOINT SEPARATIONS ARE TO BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO FABRICATION.

(G) BACKFILL ADJACENT TO THE OUTLET STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO FILL COMPLETELY ALL SPACES UNDER AND ADJACENT TO THE PIPE. AT NO TIME DURING THE BACKFILLING OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE.

(H) ROCK RIP-RAP SHALL MEET THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. THE RIP-RAP SHALL BE PLACED TO THE REQUIRED THICKNESS IN ONE OPERATION. THE ROCK SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THE RIP-RAP IS REASONABLY HOMOGENEOUS WITH LARGER ROCKS UNIFORMLY DISTRIBUTED AND FIRMLY IN CONTACT WITH SMALLER ROCKS FILLING THE VOIDS BETWEEN THE LARGER ROCKS. FILTER CLOTH SHALL BE PLACED UNDER ALL RIP-RAP AND SHALL MEET THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.

4. MAINTENANCE:

(A) ROUTINE, NON-STORM INSPECTIONS AND CLEANING OF STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR LOT OWNERS ASSOCIATION AND/OR PROPERTY OWNER OR OTHER RESPONSIBLE ENTITY. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED WITH ACCESS TO THE RESPONSIBLE PARTY AT THE START AND TERMINUS OF ALL OTHER COMMON AREAS AS REQUIRED UNDER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

(B) THE HOMEOWNERS ASSOCIATION OR LOT OWNERS ASSOCIATION AND/OR PROPERTY OWNER OR OTHER ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES CONSTRUCTED PURSUANT TO THE CITY OF CHARLES TOWN SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR AND RESTORE ALL GRADE SURFACES, WALLS, DRAINS, DAMS AND STRUCTURES, DISCHARGE STRUCTURES, TRASH RACKS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE DEVICES. SUCH REPAIRS OR RESTORATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

(C) THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL MAINTAIN AND PROVIDE WRITTEN RECORDS OF ALL MAINTENANCE AND REPAIRS WITHIN 30 DAYS OF WORK COMPLETION TO THE WVDEP. A COPY OF THESE RECORDS SHALL BE SUBMITTED TO THE CITY OF CHARLES TOWN ENGINEERING DEPARTMENT AS NOTIFICATION THAT MAINTENANCE WORK WAS PERFORMED.

(D) A PERIODIC MAINTENANCE SCHEDULE SHALL BE DEVELOPED FOR THE LIFE OF ANY STORMWATER MANAGEMENT FACILITY. ALL MAINTENANCE AND REPAIR, PERIODIC INSPECTIONS, AND CLEANING OF STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR LOT OWNERS ASSOCIATION AND/OR PROPERTY OWNER OR OTHER RESPONSIBLE ENTITY, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHARLES TOWN UNDER WHICH THE PROJECT WAS APPROVED.

(E) INSPECTION OF THE PRIMARY SPILLWAY ORIFICE MAY BECOME GREATER FREQUENCY DEPENDING UPON THE AMOUNT OF DEBRIS WHICH ACCUMULATES WITHIN THE STORMWATER MANAGEMENT FACILITY. ANY TRASH AND/OR DEBRIS WITHIN THE STORMWATER MANAGEMENT FACILITY SHALL BE REMOVED AND PROPERLY DISPOSED OF.

(F) THE HOMEOWNERS ASSOCIATION OR LOT OWNERS ASSOCIATION AND/OR PROPERTY OWNER OR OTHER RESPONSIBLE ENTITY SHALL BE RESPONSIBLE FOR CONDUCTING A MANAGEMENT PROGRAM OF PERIODIC INSPECTIONS AND INSPECTION OF STORMWATER MANAGEMENT FACILITIES. IT SHALL BE THE RESPONSIBILITY OF SAID PARTY TO MAINTAIN ALL ASSOCIATED STRUCTURES AND REPORT THOSE FINDINGS TO THE WVDEP TO ENSURE PROTECTION OF THE GROUND WATER. THE PARAMETERS AND THE FREQUENCY OF THIS MONITORING SHALL BE DETERMINED BY WVDEP.

CUT-OFF TRENCH & IMPERVIOUS CORE NOTES:

1. A CUT-OFF TRENCH OF ADEQUATELY IMPERVIOUS MATERIAL SHALL BE PROVIDED UNDER THE ENTIRE LENGTH OF THE EMBANKMENT AND SHALL BE LOCATED AT OR UPSTREAM FROM THE CENTERLINE OF THE EMBANKMENT. THE CUT-OFF TRENCH SHALL HAVE A BOTTOM WIDTH ADEQUATE TO ACCOMMODATE THE EQUIPMENT USED FOR EXCAVATION, BACKFILL AND COMPACTION OPERATIONS, AND A MINIMUM WIDTH BEING 4 FEET, AND SHALL HAVE SIDE SLOPES NO STEEPER THAN ONE HORIZONTAL TO ONE VERTICAL. THE CUT-OFF TRENCH SHALL HAVE A MINIMUM DEPTH OF 4 FEET.

2. ANY IMPERVIOUS CORE WITHIN THE EMBANKMENT SHALL BE LOCATED AT OR UPSTREAM FROM THE CENTERLINE OF THE EMBANKMENT AND SHALL EXTEND UP FROM THE ABUTMENTS TO THE 10-YEAR WATER SURFACE ELEVATION. THE IMPERVIOUS CORE SHALL EXTEND VERTICALLY FROM THE CUT-OFF TRENCH UP TO THE 10-YEAR WATER SURFACE ELEVATION THROUGHOUT THE EMBANKMENT.

POND LANDSCAPING NOTE:

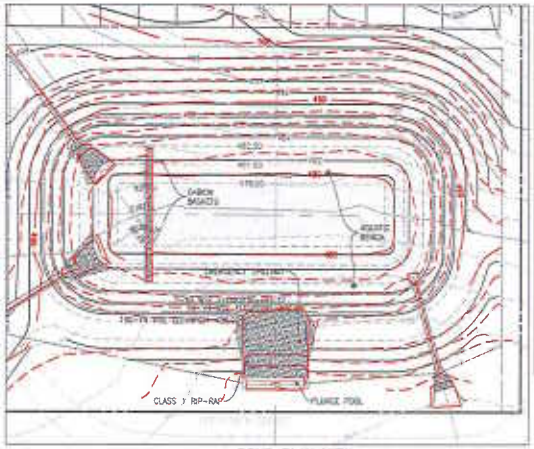
1. THE DAM BERM SHALL BE SEEDED WITH GRASS TO ENHANCE WATER QUALITY. ADDITIONAL PLANTINGS MAY BE PERMITTED AT THE OWNERS DISCRETION, HOWEVER, NO LANDSCAPING SHALL BE PERMITTED ALONG ANY PORTION OF THE POND EMBANKMENT.

SEDIMENT FOREBAY COMPUTATIONS:

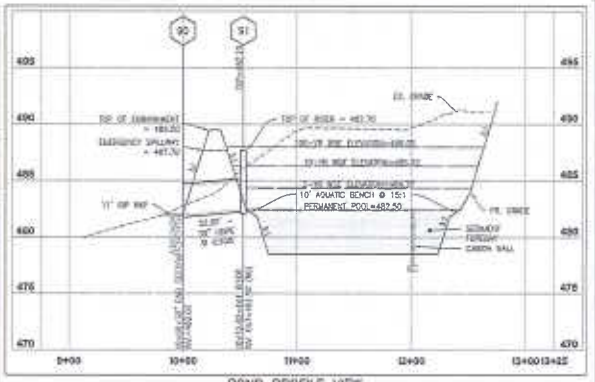
[illegible]

FOREBAY STAGE STORAGE (POND 1)

Elevation (ft)	Area (sq ft)	Incremental Vol (cu ft)	Cumulative Vol (cu ft)
475.50	1041	0	0
476.00	1041	1041	1041
477.00	1999	2040	3081
478.00	2911	2455	5536
479.00	3978	3445	8981

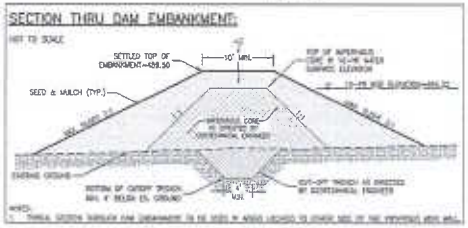


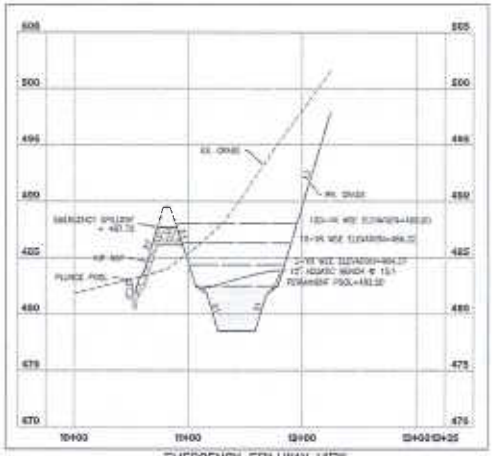
POND PLAN VIEW



POND PROFILE VIEW

SECTION THRU DAM EMBANKMENT:





EMERGENCY SPILLWAY VIEW

AS-BUILT SHEET 9 OF 10

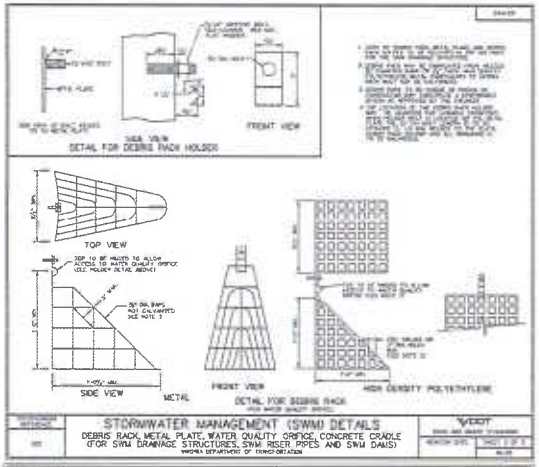
Gordon

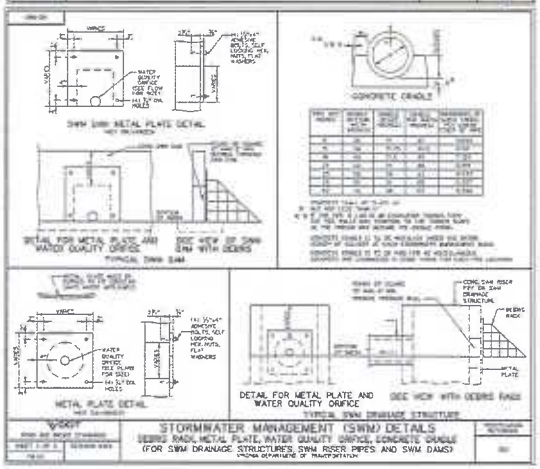
STORMWATER MANAGEMENT NARRATIVE & DETAILS

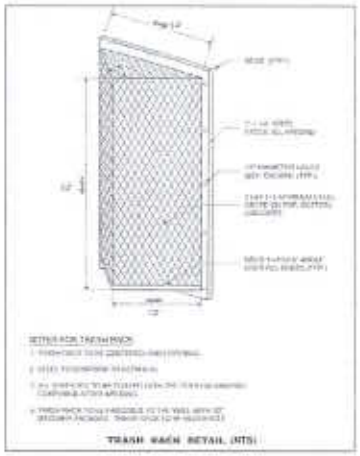
TATE MANOR

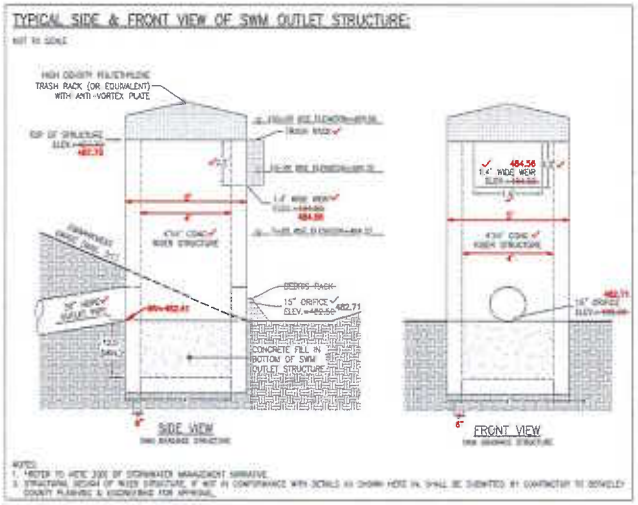
CHARLES TOWN DISTRICT, MAP 13 PARCELS 13 & 4
DEED BOOK 1191 PAGES 649 & 653
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

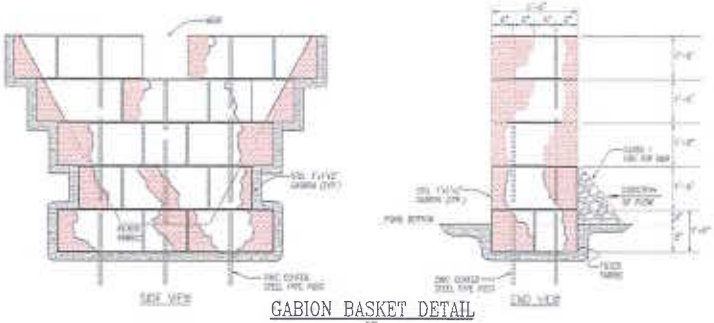
SCALE: HORIZ. 1IN = 40FT; VERT. 1IN = 4FT
DATE: 09-01-2020
JOB: 180-0013
DESIGN: JE | DRAFT: BTC
FIELD: 5-24-2018
INC:
SHEET: 25 OF 33

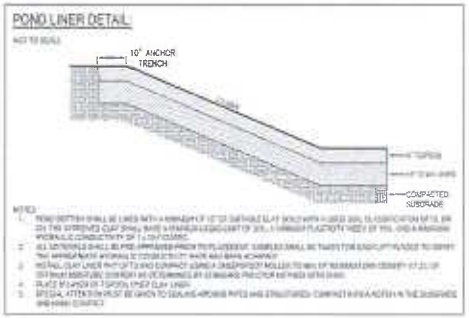


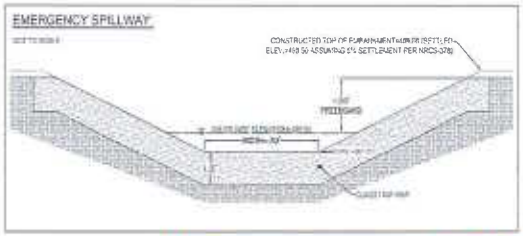












AS-BUILT SHEET 10 OF 10

Gordon
185 Queen Street, Suite 201
Martinsburg, WV 25401
Phone 304-725-8440
www.gordonwv.com

STORMWATER MANAGEMENT DETAILS

TATE MANOR

CHARLES TOWN DISTRICT, MAP 13 PARCELS 13 & 4
DEED BOOK 1191 PAGES 540 & 553
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

SCALE: AS NOTED
DATE: 12-01-2020
DRAWN: JE
CHECK: JRC
FILE: C-CU-REV.DWG
NO.
SHEET: 26 OF 33

DL Consulting, PLLC
Land Surveyors
281 Candlewood Lane
Great Cacapon, WV. 25422
Phone: 304-947-5999 Fax: 304-947-7092
Email – donlambert2119@yahoo.com

To Whom It May Concern:

I hereby certify that all property corner markers for Lots 1 thru 80, Phase 1 and 2 – TATE MANOR Subdivision recorded in Plat Book 26 Page 196 and 296 respectively are in place in accordance with Jefferson County Subdivision Regulations and the laws of the State of West Virginia as of May 13, 2024.

E. Donald Lambert, Jr.
WV. Professional Surveyor 2119



Kimley»Horn

Memorandum

To: Anne Wolf
DR Acquisitions, LLC
7945 Wormans Mill Rd
Frederick MD 21701

From: Mark Phillips, P.E.

Through: Mr. James Newman, AICP
City Planner, Zoning/Subdivision Administrator
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: June 14, 2024

Subject: Tate Manor Bond Release Review

This memorandum summarizes our review of the Bond Release Application (dated April 30, 2024, prepared by DR Acguisitions, LLC) for the Tate Manor Development for the bond release of $261,680.11. Using the As-Built Plan dated 01/29/2020, Deed of Dedication dated April 16, 2024, Property Corner Certification dated May 13, 2024, and Integrity Federal Services dated May 30, 2024, we believe the application represents a reasonable representation of the work done to construct the project.

Thank you for the opportunity to review this Bond Release Application. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager
Associate

Kimley»Horn

Memorandum

To: Anne Wolf
DR Acquisitions, LLC
7945 Wormans Mill Rd
Frederick MD 21701

From: Mark Phillips, P.E.

Through: Mr. James Newman, AICP
City Planner, Zoning/Subdivision Administrator
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: June 19, 2024

Subject: Tate Manor E&S Bond Release Review

This memorandum summarizes our review of the Erosion and Sediment Control Bond Release Application (dated June 11, 2024, prepared by DR Acguisitions, LLC) for the Tate Manor Development for the bond release of $63,100.00. Using the Deed of Dedication dated April 16, 2024, Property Corner Certification dated May 13, 2024, and Integrity Federal Services Report dated May 30, 2024, we believe the application represents a reasonable representation of the work done to construct the project.

Thank you for the opportunity to review this E&S Bond Release Application. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: *BR2024-10 - Hillside Townhomes* Bond Initiation

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Bond_Unit_Cost_List_and_Bond_Reduction_Form.pdf
- 4.KH Review.pdf

Bond Initiation Request
BR2024-10

Date: For the July 22, 2024 Planning Commission Meeting
Applicant: MDHI Charles Town LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond initiation of $1,898,142.16

Hillside Townhomes Location



BACKGROUND

The applicant is requesting a bond initiation of the **performance and land disturbance bonds.** The Preliminary Plans were approved by the Planning Commission on April 22, 2024. The combined bond value is $1,898,142.16

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond initiation request is a reasonable. While new bonding amounts were approved by City Council on May 6, 2024, the applicant filed their request on April 17, 2024, and therefore falls under the previous bond estimate amounts used by the City.

BOND COMMITTEE

The Bond Committee reviewed this item at their June 11, 2024 meeting. The Committee recommended approval of the bond initiation request.

STAFF RECOMMENDATION

The City Engineer and City Staff have reviewed the bond initiation request and recommends the bond request be **approved**.

Bond Request No._____

BOND REQUEST AND REDUCTION

To assist the Subdivision Administrator in the review of a Bond Request Application, the Applicant must utilize this form to supply the City with the information prescribed under Article 1335 and Section 1332 of the Subdivision and Land Development Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Bond Request Application as required by Ordinance Article 1335.

1. DATE April 17, 2024

2. APPLICATION TYPE ☒ Bond | Initiation ☐ Bond | Reduction

☐ Bond | Reallocation ☐ Bond | Release**

3. PROJECT NAME HILLSIDE

Address HILLSIDE DR CHARLES TOWN, WEST VIRGINIA

4. APPLICANT'S NAME* IMEG Consulting Corp

Address 4601 Forbes Blvd, Suite 140, Lanham, MD 20706

Telephone Number (240) 401-7360 / 240-296-1568 Fax Number (___)

Email Address sylke.s.knuppel@imegcorp.com

5. PROPERTY OWNER'S NAME HILLSIDE INVESTMENT LLC

Address 175 JOHN J THOMAS WAY, CHARLES TOWN, WV 25414

Telephone Number (304) 283-2601 Fax Number (304) 728-8546

Email Address johnthomas1602@comcast.net

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

**Requires a Public Hearing and landscaping surety for one year after release

Bond Request No._____

6. DESCRIPTION OF REQUETED INITIATION, REDUCTION, OR RELEASE:

For construction of proposed right of way improvements and storm water management as shown on the Hillside Preliminary Subdivision/Land Development Plat.

7. A) CURRENT BOND AMOUNT $0

B) PROPOSED BOND AMOUNT $1,898,142.16

8. PARCEL INVENTORY: (List all parcels that are part of this application):

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
MAP 9	PARCEL 67	691	432	R-15

9. PARCEL HISTORY: (List all pending or previously approved applications on the subject parcels inventoried above, including previous plat applications if this application is an amendment)

Application No.	Project Name and Phase	Status	Approval Date
None			

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

A. To the extent not previously submitted pursuant to bond reduction request, copies of inspection and test reports if work was inspected and tested by a third-party inspector.

B. Certification that all bonded Improvements, other than Improvements accepted by West Virginia Department of Highways (WVDOH), have been completed in accordance with the approved plans, profiles, and specifications and the requirements of any applicable manual. For Improvements to be accepted for maintenance by WVDOH, such Certification shall state that the Improvements have been installed and inspected in accordance with WVDOH's requirements.

C. A copy of the City-approved As-Built Drawings as required for facilities within public rights-of-way or Easements submitted pursuant to Section 1332.10 of this Ordinance.

Date of As-Builts _____ Prepared By _____

D. A letter from a Professional Engineer or Professional Land Surveyor certifying that property corners and Monuments have been set as required under this Ordinance.

E. Documentation of acceptance by WVDOH for public roadways and rights-of-way, or a maintenance and indemnification agreement and bond approved by the Planning Commission for public roadways that have been completed in accordance with WVDOH standards but which, due to factors other than their quality of construction, are not eligible for acceptance by WVDOH.

F. For private roadways, a letter of acceptance by the entity responsible for maintenance and a Latent Defects Indemnification Agreement and Bond in accordance with this Section.

G. Private Roadway Maintenance Bonds. Before a Performance Agreement and surety for private roadway construction shall be released, a Latent Defects Indemnification Agreement and Bond shall be provided by the applicant/Developer and approved by the Planning Commission. The guarantee provided by such Agreement and Bond must be for a period of two (2) years following the date of performance bond release, and must be in an amount equal to no less than 5% of the original performance bond estimate in accordance with Section 1335.07 (F) of the Subdivision Ordinance.

H. Landscaping Surety. Surety is required to ensure the landscaping shown on the Major S/LD plans is maintained for one (1) year. The one (1) year shall start from the date at which the surety for the site has been released, with the exception of this landscaping surety. The landscaping surety amount shall not be less than $5,000.00 or 10% of the total landscaping cost for the project, which every is greater.

Bond Request No._____

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1335 of the S/LD Ordinance.

Signature of Applicant



_____ Date 4/18/2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application, 1 digital copy and 1 paper copy of the As-Built Plans (if applicable) to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

Please also send a copy of the completed Application as well as the As-Builts to the following:

Hatch/Chester Engineers
Attn: Elizabeth Adamowicz
705 Quince Orchard Road, Suite 310
Gaithersburg, MD 20878

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

Bond Request No._____

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1335 of the S/LD Ordinance.

Signature of Applicant

_____ Date 4-19-24

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application, 1 digital copy and 1 paper copy of the As-Built Plans (if applicable) to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

Please also send a copy of the completed Application as well as the As-Builts to the following:

Hatch/Chester Engineers
Attn: Elizabeth Adamowicz
705 Quince Orchard Road, Suite 310
Gaithersburg, MD 20878

CITY OF CHARLES TOWN

PUBLIC IMPROVEMENT BOND UNIT COST LIST AND BOND REDUCTION FORM

This form shall be used to calculate the amount of the bond required to guarantee public improvements to be constructed under the approved Final S/LD Application. This form shall also be used in calculating the amount of bond reductions to be approved by the Planning Commission.

Note: No bond shall be reduced until completion of at least thirty (30) percent of the physical Improvements secured by the bond.

PROJECT NAME:	Hillside
PREPARED BY:	Sylke Knuppel
DATE OF SUBMISSION	4/16/2024

BOND ESTIMATE						BOND REDUCTION		City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETE	% Approved
MOBILIZATION GENERAL								
Mobilization	LS	$6,250.00	1	$6,250.00				
Field Office	EA	$3,000.00						
Job Sign	EA	$1,150.00						
SURVEYING								
Steel Pipe Property Corner Marker Incl. Survey	EA	$275.00						
R.O.W. MONUMENTS SURVEYED IN PLACE								
RM -- 1	EA	$825.00						
RM -- 2	EA	$575.00						
EARTHWORK EXCAVATION								
Regular Bulk used as Fill	CY	$3.86	17746	$68,499.56				
Rock, Rip	CY	$17.30						
Rock, Blast	CY	$38.48						
BORROW MATERIAL								
Buy, Load, Haul 10 Mi. Select Material	CY	$28.90						
Fill and Compaction of On-site Borrow	CY	$5.95	4393	$26,138.35				
UNSUITABLE MATERIAL								
Load and Haul, 20 mi R/T	CY	$21.95						
Dump Charge	CY	$37.50						
Site Grading	SY	$0.75						
CLEAR & GRUB								
Light	AC	$6,675.00	3.11	$20,759.25				
Moderate	AC	$9,750.00						

BOND ESTIMATE						BOND REDUCTION		City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETE	% Approved
Heavy	AC	$12,250.00						
Very Heavy	AC	$14,250.00						
LANDSCAPING								
Seeding	SY	$0.77	3630	$2,795.10				
Sodding	SY	$3.64						
PLANTING SHRUBS								
18”	EA	$40.00						
24”	EA	$70.00						
TREES								
6’ – 8’ (1-2 in. Caliper)	EA	$400.00	95	$38,000.00				
8’ – 10’ (2.5-3 in. Caliper)	EA	$700.00						
Tree Protection	LF	$9.00						
MISCELLANEOUS SITE IMPROVEMENTS								
RETAINING WALLS								
Timber Wall (Less Than 6 ft)	LF	$325.00						
Dry Rubble RW-1 (H=6')	LF	$450.00						
Mortared Rubble RW-1A (H=6')	LF	$535.00						
Concrete Gravity RW-2 (H=6')	LF	$339.00						
Concrete Gravity RW-3 (H=6')	LF	$378.00						
FENCING								
Std. Fence (H=5’) FR-5	LF	$9.31						
Farm Fence (H=5’) FR-3A	LF	$10.90						
Chain Link Fence (H=6’)FR 2-B	LF	$14.52						
Board Fence (H=6’)	LF	$19.35						

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
TOT LOTS									
Tot Lot	EA	$16,495.00							
STORM DRAINAGE									
STORM SEWER									
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill									
Rock Excavation for All Pipe Types									
Less than 1,500 CY (Blasting)	CY	$110.00							
More than 1,500 CY (Blasting)	CY	$90.00							
Less than 1,500 CY (Hoe Ram)	CY	$135.00							
More than 1,500 CY (Hoe Ram)	CY	$110.00							
Trench De-watering									
Trench De-watering	LF	$2.95							
RCP CLASS III ROUND T & G W/MASTIC									
12" Pipe (RCP III)									
0' – 8' Cut	LF	$44.50							
8' – 14' Cut	LF	$62.50							
Add cost for Class IV	LF	$0.85							
O-Ring	LF	$5.50							
15" Pipe (RCP III)									
0' – 10' Cut	LF	$49.75							
10' – 16'	LF	$77.50							
Add Cost for Class IV	LF	$0.95							
O-Ring	LF	$5.50							
18" Pipe (RCP III)									
0' – 10' Cut	LF	$50.00							
10' – 16' Cut	LF	$80.00							

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Add Cost for Class IV	LF	$2.00							
O-Ring	LF	$7.00							
21" Pipe (RCP III)									
0' – 10' Cut	LF	$57.50							
10' – 16' Cut	LF	$87.50							
Add Cost for Class IV	LF	$2.75							
O-Ring	LF	$13.00							
24" Pipe (RCP III)									
0' – 10' Cut	LF	$67.50							
10' – 16' Cut	LF	$95.00							
Add Cost for Class IV	LF	$3.15							
O-Ring	LF	$14.00							
27" Pipe (RCP III)									
0' – 10' Cut	LF	$60.00							
10' – 16' Cut	LF	$95.00							
Add Cost for Class IV	LF	$4.00							
O-Ring	LF	$15.00							
30" Pipe (RCP III)									
0' – 10' Cut	LF	$82.50							
10' – 16' Cut	LF	$125.00							
Add Cost for Class IV	LF	$6.00							
O-Ring	LF	$17.25							
33" Pipe (RCP III)									
0' – 12' Cut	LF	$115.00							
10' – 18' Cut	LF	$160.00							
Add Cost for Class IV	LF	$6.50							
O-Ring	LF	$21.95							
36" Pipe (RCP III)									
0' – 12' Cut	LF	$120.00							

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12' – 18' Cut	LF	$175.00							
Add Cost for Class IV	LF	$7.75							
O-Ring	LF	$22.75							
42" Pipe (RCP III)									
0' – 12' Cut	LF	$140.00							
12' – 18' Cut	LF	$200.00							
Add Cost for Class IV	LF	$12.00							
O-Ring	LF	$35.45							
48" Pipe (RCP III)									

0' – 12' Cut	LF	$155.00							
12' – 18' Cut	LF	$215.00							
Add Cost for Class IV	LF	$12.50							
O-Ring	LF	$43.35							
54" Pipe (RCP III)									
0' – 12' Cut	LF	$190.00							
12' – 18' Cut	LF	$275.00							
Add Cost for Class IV	LF	$18.75							
O-Ring	LF	$44.45							
60" Pipe (RCP III)									
0' – 12' Cut	LF	$225.00							
12' – 18' Cut	LF	$335.00							
Add Cost for Class IV	LF	$22.50							
O-Ring	LF	$48.65							
ELLIPTICAL PIPE – RCP CLASS III									
23" X 14" (18" Equiv-RCP III									
0' – 10' Cut	LF	$75.00							
10' – 16' Cut	LF	$110.00							
Add Cost for Class IV	LF	$16.45							
O-Ring	LF	$43.35							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
30" X 19" (24" Equiv-RCP III)									
0' – 10' Cut	LF	$90.00							
10' – 16' Cut	LF	$130.00							
Add Cost for Class IV	LF	$5.95							
O-Ring	LF	$43.35							
38" X 24" (30" Equiv-RCP III)									
0' – 10' Cut	LF	$120.00							
10' – 16' Cut	LF	$167.50							
Add Cost for Class IV	LF	$8.45							
O-Ring	LF	$51.35							
45" X 29" (36" Equiv-RCP III)									
0' – 10' Cut	LF	$165.00							
10' – 16' Cut	LF	$235.00							
Add Cost for Class IV	LF	$11.35							
O-Ring	LF	$53.35							
53" X 34" (42" Equiv-RCP III)									
0' – 12' Cut	LF	$210.00							
10' – 18' Cut	LF	$300.00							
Add Cost for Class IV	LF	$15.35							
O-Ring	LF	$58.95							
60" X 38" (48" Equiv-RCP III)									
0' – 12' Cut	LF	$255.00							
10' – 18' Cut	LF	$375.00							
Add Cost for Class IV	LF	$18.35							
O-Ring	LF	$69.95							
HDPE PIPE									
8" Pipe									
0'-8' Cut	LF	$28.65							
8'-14' Cut	LF	$43.15							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12" Pipe									
0'-8' Cut	LF	$38.95							
8'-14' Cut	LF	$57.75							
15" Pipe									
0'-8' Cut	LF	$50.25	1904.13	$95,682.53					
8'-16' Cut	LF	$74.85	144.34	$10,803.85					
18" Pipe									
0'-8' Cut	LF	$66.00	421.37	$27,810.42					
8'-16' Cut	LF	$98.55	292.80	$28,855.44					
24" Pipe									
0'-8' Cut	LF	$76.90	14.22	$1,093.52					
8'-16' Cut	LF	$115.25	91.29	$10,521.17					
30" Pipe									
0'-8' Cut	LF	$91.33							
8'-16' Cut	LF	$137.27							
36" Pipe									
0'-8' Cut	LF	$101.68							
8'-16' Cut	LF	$152.33	962.73	$146,652.66					
42" Pipe									
0'-8' Cut	LF	$113.99							
8'-16' Cut	LF	$171.00							

48" Pipe									
0'-8' Cut	LF	$129.55							
8'-16' Cut	LF	$195.66							
STORM STRUCTURES									
END SECTIONS									
End Section (ES-1), Concrete Pipe Size									
15"	EA	$485.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
18"	EA	$565.00							
21"	EA	$645.00							
24"	EA	$755.00							
27"	EA	$1,065.00							
30"	EA	$1,195.00							
36"	EA	$1,765.00							
42"	EA	$1,795.00							
48"	EA	$2,135.00							
54"	EA	$2,795.00							
60"	EA	$3,455.00							
ENDWALLS									
EW-1(Pre-cast) Round Pipe Size									
15"	EA	$800.00							
18"	EA	$1,337.00							
24"	EA	$2,021.00							
30"	EA	$2,133.00							
36"	EA	$2,366.00							
EW-1 Cast in Place [Round Pipe Size]									
15"	EA	$852.00							
18"	EA	$1,053.00							
24"	EA	$1,495.00							
30"	EA	$2,144.00							
36"	EA	$2,383.00							
EW-1A (Pre-Cast) Elliptical Pipe Size									
23" X 14" (18")	EA	$695.00							
30" X 19" (24")	EA	$969.00							
38" X 24" (30")	EA	$1,165.00							
45" X 29" (36")	EA	$1,445.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
53" X 34" (42")	EA	$1,840.00							
EW-1A (Cast in Place) Elliptical Pipe Size									
23" X 14" (18")	EA	$667.00							
30" X 19" (24")	EA	$939.00							
38" X 24" (30")	EA	$1,247.00							
45" X 29" (36")	EA	$1,618.00							
53" X 34" (42")	EA	$2,109.00							
EW-2 (PreCast) Round Pipe Size									
42"	EA	$5,445.00	1	$5,445.00					
48"	EA	$5,695.00	1	$5,695.00					
54"	EA	$6,660.00							
60"	EA	$7,140.00							
72"	EA	$7,990.00							
84"	EA	$9,490.00							
EW-2 (Cast in Place) Round Pipe Size									
42"	EA	$4,723.00							
48"	EA	$6,039.00							
54"	EA	$6,972.00							
60"	EA	$8,179.00							
72"	EA	$10,713.00							
84"	EA	$12,288.00							
(EW-6PC) [Double Pipe] Pipe Size									
2-15"	EA	$999.00							
2-18"	EA	$1,235.00							
2-24"	EA	$1,510.00							
2-30"	EA	$2,165.00							
2-36"	EA	$2,647.00							
MANHOLES									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Standard Brick Manhole Std Frame & Cover (MH-1)									
6' Depth	EA	$3,750.00							
Depth below 6'	VF	$163.00							

Standard Precast Manhole Std Frame & Cover (MH-2)									
6' Depth	EA	$3,100.00	9	$27,900.00					
Depth below 6'	VF	$177.00	44	$7,788.00					
Additional Cost (Amounts in parentheses to be added to the above unit costs)									
Watertight Fr/Cover (Add 110)	EA	$579.00							
Heavy Duty Fr/Cover (Add 82)	EA	$599.00							
DROP INLETS									
Cast in Place 48"									
Drop Inlet (DI-1) 12" – 24" Pipe0-10 VF	EA	$3,697.00							
Drop Inlet (DI-1A) 12" – 24" Pipe 10-20 VF	EA	$5,593.00							
Drop Inlet (DI-2) 12" – 24" Pipe 0-10 VF, 10' throat	EA	$6,911.00							
Drop Inlet (DI-2A) 12" – 24" Pipe 10-20 VF, 10' throat	EA	$8,833.00							
CURB DROP INLETS									
Curb Drop Inlet (DI-3A)									
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$4,088.00							
Curb Drop Inlet (DI-3AA)									
12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length 2'-6"	EA	$5,357.00							
Curb Drop Inlet (DI-3B & DI-12) 12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length									
4'	EA	$4,279.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
6'	EA	$4,573.00	5	$22,865.00					
8'	EA	$4,889.00	2	$9,778.00					
10'	EA	$5,052.00	1	$5,052.00					
12'	EA	$5,227.00							
16'	EA	$5,543.00							
20'	EA	$5,859.00							
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length									
4'	EA	$4,276.00							
6'	EA	$4,848.00	7	$33,936.00					
8'	EA	$5,429.00	2	$10,858.00					
10'	EA	$5,732.00							
12'	EA	$6,011.00							
16'	EA	$6,296.00							
20'	EA	$6,599.00							
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length									
6'	EA	$4,013.00	4	$16,052.00					
8'	EA	$4,588.00							
10'	EA	$4,893.00							
12'	EA	$5,178.00							
16'	EA	$5,766.00	1	$5,766.00					
20'	EA	$6,339.00							
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length									
6'	EA	$4,746.00							
8'	EA	$5,293.00							
10'	EA	$5,627.00							
12'	EA	$5,988.00							
16'	EA	$6,772.00							
20'	EA	$7,465.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Curb Drop Inlet (DI-3D)									
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$3,633.00							
Curb Drop Inlet (DI-3DD)									
12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length 2'-6"	EA	$4,367.00							
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length									
4'	EA	$4,093.00							
8'	EA	$4,756.00							
10'	EA	$5,724.00							
12'	EA	$5,833.00							
16'	EA	$6,072.00							
20'	EA	$6,709.00							
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length									
6'	EA	$7,562.00							
8'	EA	$7,869.00							

10'	EA	$7,999.00							
12'	EA	$8,166.00							
16'	EA	$8,471.00							
20'	EA	$8,767.00							
Curb Drop Inlet (DI-3F) 12"–30" Pipe Inlet Length (Invert Depth (H)=0'-8')									
6'	EA	$3,765.00							
8'	EA	$4,419.00							
10'	EA	$4,749.00							
12'	EA	$5,085.00							
16'	EA	$5,742.00							
20'	EA	$6,395.00							
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
6'	EA	$8,077.00							
8'	EA	$8,288.00							
10'	EA	$8,480.00							
12'	EA	$8,669.00							
16'	EA	$9,047.00							
20'	EA	$9,446.00							
Curb Drop Inlet (DI-4A) 36"–48" Pipe (Invert Depth (H)=0'-8') Inlet Length									
4'	EA	$4,868.00							
Curb Drop Inlet (DI-4AA) 36"–48" Pipe (Invert Depth (H)=0'-8') Inlet Length									
4'	EA	$6,817.00							
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) =0'-8') Inlet Length									
6'	EA	$5,172.00							
8'	EA	$5,499.00							
10'	EA	$5,698.00							
12'	EA	$5,870.00							
16'	EA	$6,221.00							
20'	EA	$6,571.00							
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) =8'-20') Inlet Length									
6'	EA	$10,292.00							
8'	EA	$10,643.00							
10'	EA	$10,810.00							
12'	EA	$10,974.00							
16'	EA	$11,309.00							
20'	EA	$11,669.00							
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) =0'-8') Inlet Length									
8'	EA	$5,612.00							
10'	EA	$5,794.00							
12'	EA	$5,968.00							
16'	EA	$6,315.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
20'	EA	$6,657.00							
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) =8'-20') Inlet Length									
8'	EA	$13,371.00							
10'	EA	$13,693.00							
12'	EA	$14,097.00							
16'	EA	$14,712.00							
20'	EA	$15,365.00							
Curb Drop Inlet (DI-4D)									
36"-48" Pipe (Invert Depth (H) =0'-8') Inlet Length 4'	EA	$4,933.00							
Curb Drop Inlet (DI-4DD)									
36"-48" Pipe (Invert Depth (H) =8'-16') Inlet Length 4'	EA	$9,455.00							
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) =0'-8') Inlet Length									
6'	EA	$5,267.00							
8'	EA	$5,605.00							
10'	EA	$5,896.00							
12'	EA	$6,233.00							
16'	EA	$6,996.00							
20'	EA	$7,695.00							
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) =8'-16') Inlet Length									
6'	EA	$9,165.00							
8'	EA	$9,495.00							
10'	EA	$9,839.00							
12'	EA	$10,167.00							
16'	EA	$10,838.00							
20'	EA	$11,483.00							
Curb Drop Inlet (DI-4F) 36"-48" Pipe Inlet Length (Invert Depth (H)=0'-8')									

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
8'	EA	$5,877.00							
10'	EA	$6,209.00							
12'	EA	$6,568.00							
16'	EA	$7,259.00							
20'	EA	$7,963.00							
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) =8'-16') Inlet Length									
8'	EA	$8,866.00							
10'	EA	$9,147.00							
12'	EA	$9,435.00							
16'	EA	$9,997.00							
20'	EA	$10,584.00							
Median Drop Inlets - CIP									
Median Drop Inlet **(DI-6A)** 12"-24" Pipe Inlet (H=8')	EA	$4,205.00							
Median Drop Inlet **(DI-6B)** 12"-24" Pipe Inlet (H=8')	EA	$4,267.00							
Median Drop Inlet **(DI-6C)** 30"-48" Pipe Inlet (H=10')	EA	$5,589.00							
Median Drop Inlet **(DI-6D)** 30"-48" Pipe Inlet (H=10')	EA	$5,692.00							
Median Drop Inlet **(DI-7)** Type III Top 12"-42" Pipe Inlet (H=10')	EA	$5,748.00	16	$91,968.00					
Median Drop Inlet **(DI-7A)** Type III Top 12"-42" Pipe Inlet (H=10')	EA	$6,338.00							
Median Drop Inlet **(DI-7B)** Type III Top 12"-42" Pipe Inlet (H=10')	EA	$6,797.00							

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
MISCELLANEOUS INLETS									
Ditch Drop Inlet, **(DI-5)** Type III Tip 12"-42" Pipe Inlet (H=8')	EA	$5,226.00							
Standard Yard Inlet **(YI-1)** 12"-48" Pipe (Invert Depth (H)=0'-8') Inlet Length 4'(No Aprons)	EA	$4,749.00							
Add Yard Inlet Apron	THROAT	$255.00							
Standard Yard Inlet **(YI-3)** 12"-48" Pipe (Invert Depth (H)=0'-8') Inlet Length 4'(No Aprons)	EA	$5,127.00							
Add Yard Inlet Apron	THROAT	$255.00							
CULVERTS									
Single Box Culvert (BC-1A) Fills to 25'									
4' X 4'	LF	$336.00							
5' x 5"	LF	$410.00							
6' X 6'	LF	$498.00							
8' X 8'	LF	$699.00							
10' X 10'	LF	$845.00							
Double Box Culvert (BC-2b) Fills to 25'									
4' X 4'	LF	$566.00							
5' x 5"	LF	$705.00							
6' X 6'	LF	$854.00							
8' X 8'	LF	$1,148.00							
10' X 10'	LF	$1,411.00							
Oversized Single Box Culvert (BBC-1) Fills to 25'									

BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12' X 6'	LF	$1,026.00							
12' X 8'	LF	$1,144.00							
12' X 10'	LF	$1,239.00							
12' X 12'	LF	$1,348.00							
Triple Box Culvert (BC-3B) Fills to 25'									
4' X 4'	LF	$779.00							
5' x 5"	LF	$965.00							
6' X 6'	LF	$1,211.00							
8' X 8'	LF	$1,633.00							

10' X 10'	LF	$2,488.00							
Quadruple Box Culvert (BC-4B) Fills to 25'									
4' X 4'	LF	$987.00							
5' x 5"	LF	$1,225.00							
6' X 6'	LF	$1,523.00							
8' X 8'	LF	$1,497.00							
10' X 10'	LF	$2,835.00							
Standard Wing for Box Culvert (1 Side Only) Height of Box									
4'	EA	$675.00							
5'	EA	$995.00							
6'	EA	$1,337.00							
8'	EA	$2,489.00							
10'	EA	$3,315.00							
Standard Wing for Oversized Box Culvert(BBC-W) Height of Box									
6'	EA	$1,351.00							
8'	EA	$2,189.00							
10'	EA	$3,269.00							
12'	EA	$4,763.00							
MISCELLANEOUS STORM									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Connection to Existing Structure									
15"-36" Pipe	EA	$735.00							
42"- 60" Pipe	EA	$1,125.00							
Casing Pipe, Bore and Jack (3/8" wall)									
22" ID (6"-8" Carrier Pipe)	LF	$411.00							
24" ID (10" Carrier Pipe)	LF	$451.00							
30" ID (12" Carrier Pipe)	LF	$569.00							
Plug Pipe									
6" –12" Pipe	EA	$142.00							
15"-36" Pipe	EA	$323.00							
42"- 60" Pipe	EA	$522.00							
Pavement Edge Pipe									
Standard Pipe Underdrain	LF	$19.00							
Riprap									
Dry, Class I, 18"	SY	$47.87							
Dry, Class II, 18"	SY	$51.46	39	$2,006.94					
Grouted, Class I, 18"	SY	$69.97							
Filter Fabric									
Class I	SY	$3.50							
Class II	SY	$3.00							
Class III	SY	$2.25							
Gabions (No excavation)									
Mattress	CY	$130.00							
Revetment	CY	$164.33							
Wall	CY	$212.25							
Paved Ditch (4" Thick)									
Concrete (Non-reinforced)	SY	$62.00							
Bituminous Concrete(4")	SY	$30.00							
Sodded Ditch									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Sodded Ditch (Incl Fine Grading)	SY	$9.86							
STREET CONSTRUCTION									
ROADS AND PARKING									
Soil Stabilization	**Inches**								
Cement 6%	SY/Inch Depth	$2.70							
Depth (in Inches):									
Lime 6%	SY/Inch Depth	$1.89							
Depth (in Inches):									
Subbase, Aggregated Material									
Base Type I	SY/Inch Depth	$1.75	49630	$86,852.50					
Depth (in Inches):									
Bituminous Concrete									
Base Course	SY/Inch Depth	$5.59	14180	$79,266.20					
Depth (in Inches):									
Intermediate Course	SY/Inch Depth	$5.49							
Depth (in Inches):									

Top Course	SY/Inch Depth	$5.49	7090	$38,924.10					
Depth (in Inches):									
Prime Coat	SY	$1.10							
Tack Coat	SY	$1.10							
Driveway Restoration									
4" Concrete & 4" Gravel	SY	$79.95							
BOND ESTIMATE						**BOND REDUCTION**			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
2" S-5 & 7 6" Gravel	SY	$31.96							
Shoulders, Type I									
Aggregated Base, 4"	SY	$11.50							
Concrete Curbing									
Curb & Gutter CG6 & CG7	LF	$22.50	5661	$127,372.50					
Curb Cut, CG-12 Detectable Surf.	EA	$569.00							
Entrances/Driveways									
Commercial Entrance CG-11	SY	$52.88							
Commercial Entrance CG-13	SY	$64.67							
Residential Driveway Apron	SY	$51.79	902	$46,714.58					
Guardrails									
Std. Blocked-out W beam (GR2)	LF	$42.50							
Std. W beam, Weak Post GR8	LF	$28.50							
Terminal, GR-6 (L=12'-6")	EA	$2,929.00							
Terminal, GR-7 (L=6'-3")	EA	$2,659.00							
Type I, GR-8 Terminal (L=25')	EA	$1,399.00							
Type II, GR-8 Terminal (L=13'-6")	EA	$695.00							
Terminal, MB-4 (L=37'-6")	EA	$3,495.00							
Type I, MB-5 Terminal (L=27'-1)	EA	$2,925.00							
Type II, MB-5 Terminal (L=13'-6)	EA	$1,675.00							
Miscellaneous									
Trash enclosure - Brick 6' high	LF	$325.00							
Reinforced Concrete Pad 6" to 8"	SY	$62.00							
Striping 4" width (VDOT Type	LF	$2.25							
BOND ESTIMATE						**BOND REDUCTION**			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
B)									
Concrete Wheel Stops	EA	$70.00							
Parking Lot Striping	EA	$50.00							
Sign Island	EA	$850.00							
Traffic Barricade	LF	$43.45							
Street Name Signs	EA	$435.00							
Traffic Control Signs	EA	$375.00	6	$2,250.00					
Street Light (pole, bracket, light)	EA	$4,285.00	30	$128,550.00					
SIDEWALKS AND TRAILS									
Sidewalk									
Concrete 4" w/WWF, No base	SY	$45.23	2450	$110,813.50					
Bitum. Conc, 2" w/4" Base	SY	$30.00							
4" Conc, No Reinf., No Base	SY	$41.00							
HANDRAIL									
Handrail 3 Rail 1-1/4" #4 Finish	LF	$96.50							
Wood Chip Trail									
Trails(Incl Excavation & Grading) Wood chip, 4' wide	SY	$17.69							
Bituminous Trail									
6' to 10' wide	SY	$49.25							
CRITICAL SLOPE STABILIZATION									
Paved Flume	SY	$67.00							
Stmwtr Conc Channel-Excav	SY	$7.75							
ADD Grass Lined-seeded	SY	$5.37							
ADD Grass Lined-sodded	SY	$10.89							
Outlet Protection									
Non-grouted Riprap 18"	SY	$52.00							
Concrete 4"	SY	$53.50							
BOND ESTIMATE						**BOND REDUCTION**			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Level Spreader	SY	$4.44							
Struc Streambank Protection									
Non-grouted Riprap 18"	SY	$58.00							

Gabions	CY	$147.00						
Vegetative Erosion Control								
Sodding incl Fertilizing – Banks	SY	$7.77						
Sodding incl Fertilizing – Flat	SY	$5.36						
Seeding incl Fertilizing	SY	$2.44						
Soding W/Soil Treat & Watering	SY	$3.25						
Seeding W/Soil Treat & Watering	SY	$6.46						
Straw Mulch w/Tack	SY	$1.40						
Jute Mesh	SY	$1.77						
SPECIAL ITEMS								
FEMA Processing LOMR/CLOMR	EA	$7,500.00						
As Built (Record Drawings)	EA	$9,500.00	1	$9,500.00				
SWM/BMP POND	LS	See Note 1	1	$300,000.00				
SIGNALIZATION	LS	See Note 2						
Subtotal				$1,659,215.17				
					TOTAL ESTIMATE OF COMPLETED WORK:			

TOTAL:	$1,659,215.17
+ 10% CONTINGENCIES:	$165,921.52
GRAND TOTAL:	$1,825,136.69
+ 4% INFLATION FACTOR:	$73,005.47
	$1,898,142.16

Kimley»Horn

Memorandum

To: Sylke Knuppel
Christopher Consultants now IMEG
4601 Forbes Boulevard #140
Lanham, MD 20706

From: Mark Phillips, P.E.

Through: James Newman
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: June 28, 2024

Subject: Hillside Bond Initiation Review

This memorandum summarizes our review of the Bond Initiation for the Hillside Development (dated June 19, 2024, prepared by IMEG Consulting Group) for a proposed 128 Townhouses on approximately 13.71 acres. The site is currently zoned Residential Medium-High (R-15) per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. July 6, 2020). This application proposes a by-right development of approximately 13.71 acres of property.

Kimley-Horn's review of this application is limited to the Bond Initiation Application, comment responses and quantities provided. Based on our review, we have no comments.

Thank you for the opportunity to review this Bond Initiation. Please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager, Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: *Tri-State* SLD2024-02 Sketch Plan Completeness Review

ATTACHMENTS:

- 1. Staff Report.pdf

Sketch Plan Completeness Review

SLD2024-02

Date: For the July 22, 2024 Planning Commission meeting

Applicant: Chris Hill

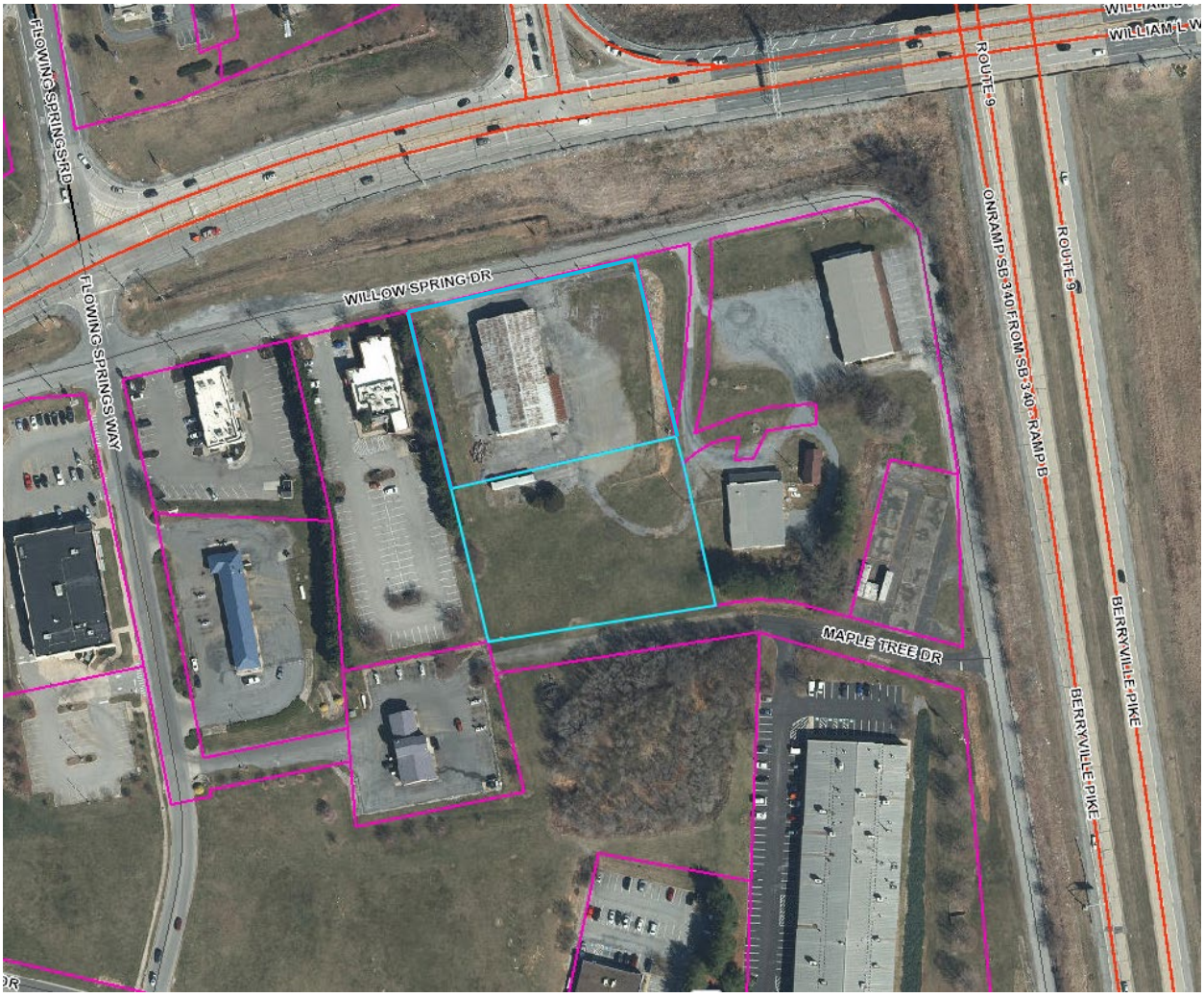
Property Owner: First Charles Town Group Inc.

Report by: James Newman, City Planner, Zoning/Subdivision Administrator.

Proposal: Major Land Development.

Property Location: Willow Springs Road

Current Zoning: General Commercial



PROJECT OVERVIEW

The development of 2.7 acres across two parcels a multipurpose recreational facility and a mixed use structure.

ZONING REVIEW

The property is zoned General Commercial. The vacant lot is subject to a rezoning request to Neighborhood Commercial.

COMPLETENESS REVIEW

Code Requirements for completeness, per section 1332.04.E. (Major Subdivision/Land Development):

a. Existing conditions, including boundary lines of the property

Provided.

b. A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses

Provided.

c. Vicinity Map, North arrow, scale (written and graphic) and date

Provided.

d. Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property

Provided.

e. Title of the proposed project; the date, month and year the plan was prepared or revised; the name of the applicant(s), owner(s), and contract owner(s) and the name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the plan, including firm name.

Provided.

f. Current zoning and total area of the property

Provided. General Commercial zoning.

g. Maximum and proposed density based on the Net Buildable Land Area

Neither the GC nor proposed NC Zoning Districts have density requirements.

h. Available utilities

Provided.

i. All existing sanitary sewer facilities and combined sewer facilities

Provided.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.
Provided.

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Provided. No modification to existing lot boundaries. Existing structure to be repurposed, vacant parcel to be developed. Mixed use structure to be 3 stories.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
Provided. Lot with structure is 1.4 acres, vacant parcel is 1.3 acres.

n. The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development
Maximum lot coverage in GC and NC districts is 90%, no explicit open space requirement in either district.

o. The proposed number of dwelling units of each type in each in the total development
Provided. 20 units proposed.

p. Location of proposed Street layout, including connections to adjoining streets or vacant lots,
Provided.

q. The location of sidewalks, trails and crosswalks, as may be applicable.
Provided.

r. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
No open space proposed. Open space is required of residential developments; this proposal is a mixed use infill development. Fee in-lieu-of cost is $500 per unit.

s. The location of environmental sensitive land to be included in common open space.
No environmentally sensitive lands identified.

t. Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required.
Applicant is requesting a waiver from parking requirements. Approximately 276 spaces required, 114 proposed.

u. The location and extent of proposed buffers
Buffers are required between commercial and separate residential uses. No interior buffers required for an integrated project such as the proposed. There is no residential construction adjacent to the property to require a buffer. Parking lot landscaping is still required.

v. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels. The location and arrangement of street entrances, driveways and parking areas
Right-of-way width and location has been provided. Parking areas are also shown.

w. Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
No applicable bonus factors.

x. Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.
None required.

y. Commercial Design Review Standards as required in Section 1333.29, of this article.
To be provided at time of preliminary plan submission.

ADDITIONAL APPLICATIONS
The property owners have also filed for a rezoning application (from General Commercial to Neighborhood Commercial for the vacant lot) and a waiver request for parking.

CONCLUSION
The sketch plan meets the requirement of being a complete application as stated in Subdivision Ordinance Section 1332.03.C.2.C. This does not mean the subdivision application meets the criteria for approval; it merely means that the application is deemed complete by staff.

The Planning Commission should vote to determine that the application is complete.

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

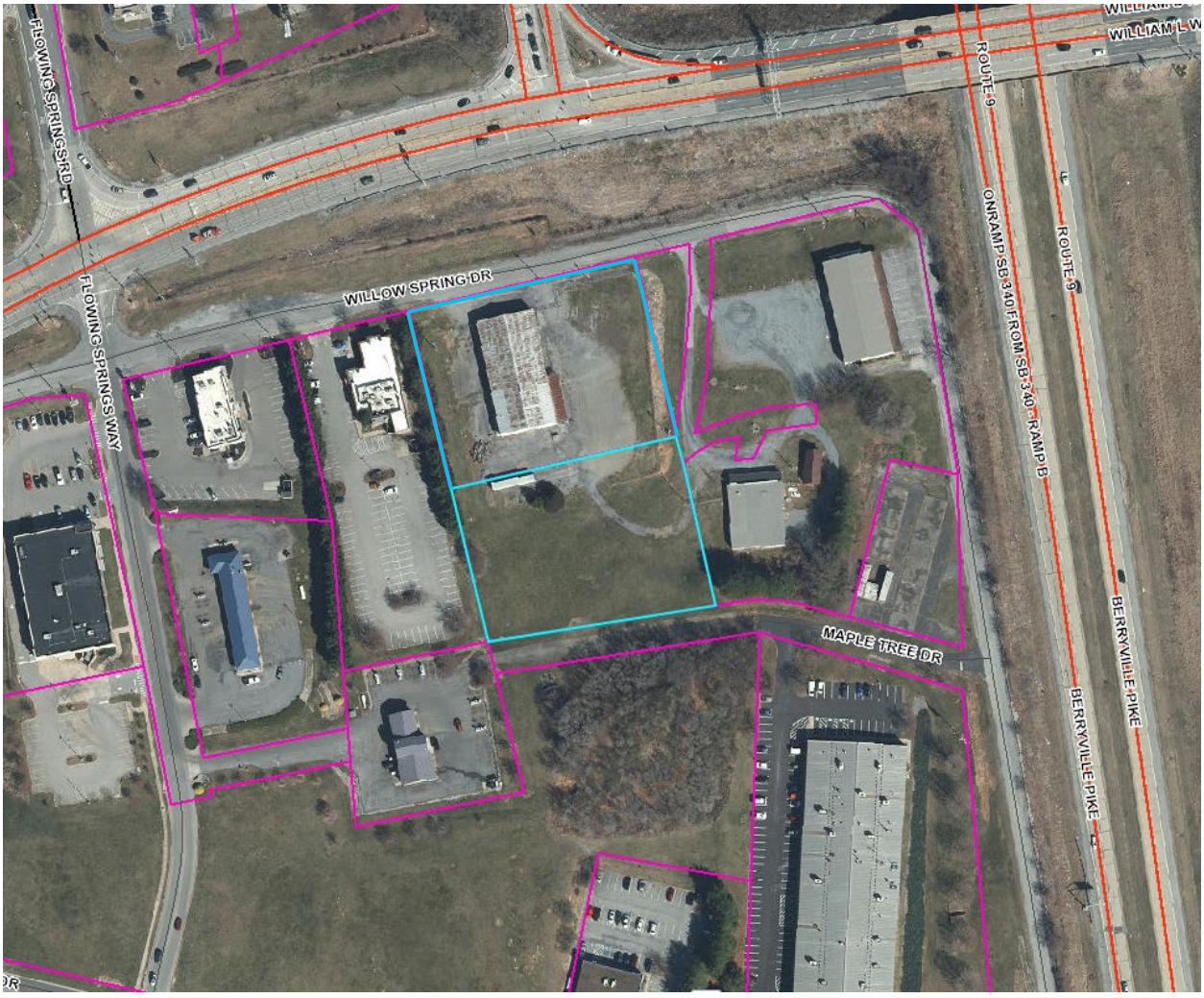
Public Hearing: *WV2024-01*: *Tri-State* - Parking Waiver request

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf

Waiver Request
WV2024-01

Date: For the July 22, 2024 Planning Commission meeting
Applicant: Chris Hill
Property Owner: First Charles Town Group Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Waiver request from parking requirements
Property Location: Willow Springs Road
Current Zoning: General Commercial



PROJECT OVERVIEW

Request for a waiver form minimum parking standards.

PARKING REQUIREMENTS

The applicant proposes to build:

-A multipurpose recreational facility
-20 apartments
-5 commercial spaces of 2,300 sq. ft. each

Use	Parking Formula	Required Parking
Rec. Facility.	16 spaces per 1,000 sq. ft. + 24 spaces per acre	194
Apartments	1.2 spaces per unit	24
Commercial	Varies, average is 5 spaces per 1,000 sq. ft.	58

276 total spaces required.

Proof

Multipurpose rec. facility: Parking for a 10,000 sq. ft. building requires 160 spaces [(10,000/1,000) x 16]. Parking based on lot size comes to 34 spaces (24 x1.44 acres). The total required parking for this use is 194 spaces.

Mixed-use structure:

1. Apartments 1.2 per unit x 20 units = 24 spaces
2. Commercial: Using 5 spaces per 1,000 sq. ft with 11,500 sq. ft. total - that comes to (5 x 11.5) = 57.5, so 58 spaces required.

Applicant is requesting a parking minimum of 114 spaces, a decrease of 82 spaces from the required minimum.

WAIVER REQUIREMENTS

Subdivision and Land Development Ordinance Section 1331.12.B provides the criteria for reviewing a waiver request. There are four criteria:

a. That the design of the project will provide public benefit such as a reduction in City maintenance cost, greater open space, parkland consistent with the City parks plan, or benefits of a similar nature;

Permitting a reduction in parking makes this project viable. The project will have commercial and an indoor play area for children, a business which the City currently lacks. If the waiver is denied, the required parking for the play area alone will require the majority of the site and

make the project financially unfeasible for the developer, who requires the mixed-use apartment structure to make the acquisition and development of the property feasible.

While the project does not impact City maintenance costs or provide additional open space for the City, it does provide for varied housing choice in the form of apartments (which the City lacks) and commercial space in an area which is a gateway to the City.

b. The waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;

The proposed 114 parking spaces is a reasonable request. It provides 2 spaces per apartment, while leaving 74 spaces for the 5 commercial uses in the building and the multipurpose structure. Even with 4 employees per establishment and playhouse, that leaves 50 spaces for customers (6 x 4 = 24. 74 -24 = 50).

The proposed reduction in parking will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents. To ensure adequate parking for residents, the applicant should mark 24 parking spaces for resident parking only.

c. That the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and

The intent of the Ordinance is to provide for the "*improvement of the health, safety, comfort, morals, and general public welfare of Charles Town citizens*." Additionally, under the parking requirements Section 1333.23.E. is the following language:

"*Impervious Surface Reduction***.** The amount of imperviousness shall be minimized when possible. This can be done with the following parking arrangements:

1. Shared Parking. Shared parking shall be used when possible. Adjacent businesses with different business hours may coordinate with one another and the City to share parking spaces."

d. That the waiver, if granted, will result in a project of better quality and/or character.

The parking waiver will allow for a reasonable amount of parking for a variety of uses in a mix-use development. It will further goals of economic development and housing choice, while providing for businesses that the City currently lacks.

CONCLUSION

The applicant request a reduction in parking from 276 spaces to 114 spaces for 6 businesses and a 20 residential units. The proposed reduction will allow for development of a vacant parcel near a City gateway into a lively retail and residential area.

RECOMMENDATION

Approval, subject to the following condition:

-24 parking spaces shall be set aside for resident parking only, and shall be visibly marked or provided with signage to that effect.

Waiver Application No._____

RECEIVED
APR 09 2024
BY: VB

WAIVER APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
SECTION 1331.12, (V) REQUIREMENTS

To assist staff in the review of a waiver application to the Planning Commission (PC), the applicant must supply all of the information contained in this application form. This application must be signed by all owners of the real estate which is the subject of the application. The owners may designate one or more professional agents to represent them in the application process using the spaces provided on this form.

Incomplete applications will be subject to scheduling delay. Applicants are encouraged to meet with staff prior to filing. A public hearing will be scheduled within 45 days of the receipt of a completed application.

Approval of a waiver by the Planning Commission does not relieve the applicant from other requirements including, but not limited to, signs(s), building, zoning and use permits or site plans.

As part of this application, the following must be provided:

1. $150.00 Application Fee.
2. A Completed Application.
3. As applicable, supporting documents included, but not limited to site plan or depiction of the requested Waiver.

It is the applicant's responsibility to make a good-faith effort to provide the Subdivision Administrator, as applicable, with a current list containing the accurate names and mailing addresses of all interested parties. For purposes of this provision, "interested parties" shall mean Landowners of Adjacent Property. The applicant shall provide the addresses in order to comply with Section 1331.12.B of the Subdivision Ordinance

Legal Notices

The following shall occur at least 15 days prior to the Public Hearing: notice of the hearing shall be advertised by the Planning Commission as a Class I legal advertisement in the local newspaper, posting of a sign upon the property, and letters to adjacent and confronting land owners within 100 feet of the subject property.

Definition of a Waiver

Adjustments that may be made to the requirements of this Ordinance to unusual site conditions in order to achieve a better design. Waivers may not be used to circumvent the process requirements of this Ordinance.

The Charles Town Subdivision Ordinance

To grant a Waiver as permitted in the Subdivision Ordinance, the Planning Commission makes findings as specified in Section 1331.12(B)(2).

In order to issue a Waiver, the Commission must make the following written findings regarding the Waiver sought and all of the following can be met:

A waiver request may be granted by the Planning Commission only when it shall be determined that:

1. That the design of the project will provide public benefit such as a reduction in City maintenance cost, greater open space, parkland consistent with the City parks plan, or benefits of a similar nature;
2. The waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
3. That the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and
4. That the waiver, if granted, will result in a project of better quality and/or character.

Note:

Additional exhibits may be required by the Subdivision Administrator or Planning Commission such as a lot location survey or site plan showing existing and proposed Structures, easements, watercourses, curb cuts and description of the uses of adjacent property that are necessary to describe existing or proposed conditions.

1. DATE April 9, , 2024

2. APPLICANT'S NAME* Mr. Chris Hill; Tri-State Improvements, LLC

Address: PO Box 1 Kearneysville, WV 25430

Telephone Number (410) 206-4791 Fax Number ( )

Email Address chris@tristatewv.com

3. PROPERTY OWNER'S NAME First Charles Town Group

Address: PO Box 183 Charles Town, WV 25414

Telephone Number (304) 725-8250 Fax Number ( )

Email Address Maria@fctwv.com

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address: 669 Willow Springs Drive

Tax Map # and Parcel: Charles Town Corporation T.M. 15 Parcel 9.26 & 9.27

Deed Book and Page #: Plat Book 20 Page 92

Property Area in Square Feet or Acres: 63, 011 SF and 56,904 SF

5. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

Existing Property is vacant

Current zoning both parcels is General Commercial

Proposed zoning of rear vacant lot is Neighborhood Commercial; see attached re-zoning request

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

To renovate the existing vacant building into an indoor playground and build a new mixed-use commercial and residetial building with commercial rental space on ground floor and apartment on floors 2 and 3

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

7. DESCRIPTION OF ANY PROPOSED WORK TO BE DONE TO THE PROPERTY:

See above number 6

8. DESCRIPTION OF THE WAIVER REQUEST:

Alpha and Associates has designed 114 parking spaces according to what we best believe the described uses are. If the definition or interpretation of the buildings changes than we may require a parking waiver as we have mazimized the parking available to us on these parcels.

9. LIST THE APPLICABLE SECTION(S) OF THE SUBDIVISION ORDINANCE FROM WHICH THE WAIVER IS REQUESTED:

Parking requirements/standards

10. JUSTIFICATION FOR THE REQUEST:

A) Explain how the design of the project will provide public benefit such as a reduction in City maintenance costs, greater open space, parkland consistent with the City Parks Plan or benefits of a similar nature;

Allowing the potential parking waiver, allows the project to be developed creating a venue for children to have parties etc. The new building on parcel behind will add (5) commercial storefronts for new businesses. The apartments above will create quality rentals within the city

B) Explain how the waiver, if granted, will not adversely affect the public health, safety, welfare or the rights of adjacent property owners or residents;

If granted, we dont foresee any negative affects on public safety or health.

C) Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and;

We believe sufficient parking is being constructed and we wont hinder any adjacent business parking areas

D) Explain how the waiver, if granted, will result in a project of better quality and/or character.

This project will provide a new venue for children that the city currently does not already have

11. INTERESTED PARTY ADDRESSES, FOR PUBLIC NOTICE (including across street) (Interested parties are defined as adjacent properties within 100 feet).

Owner	# and Street	City, State, Zip
First Charles Town Group	PO Box 183 Charles Town, WV 25414	
Store Master Funding XIV	333 E. Broadway	Maryville, TN 37804

12. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date

13. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

_____

_____

_____

_____

_____

☒ No

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1331.12 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant

_____ Date 4/8/24

Signature of Property Owner (If different than Applicant)

Maria O. Wease Sec/Treas Date 4/9/2024

Please submit an original completed Application and specified number of Site Plan copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received: 04/09/24

Fee: $ 150 Paid:$_____ Check No. 3011

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments/Conditions:_____

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

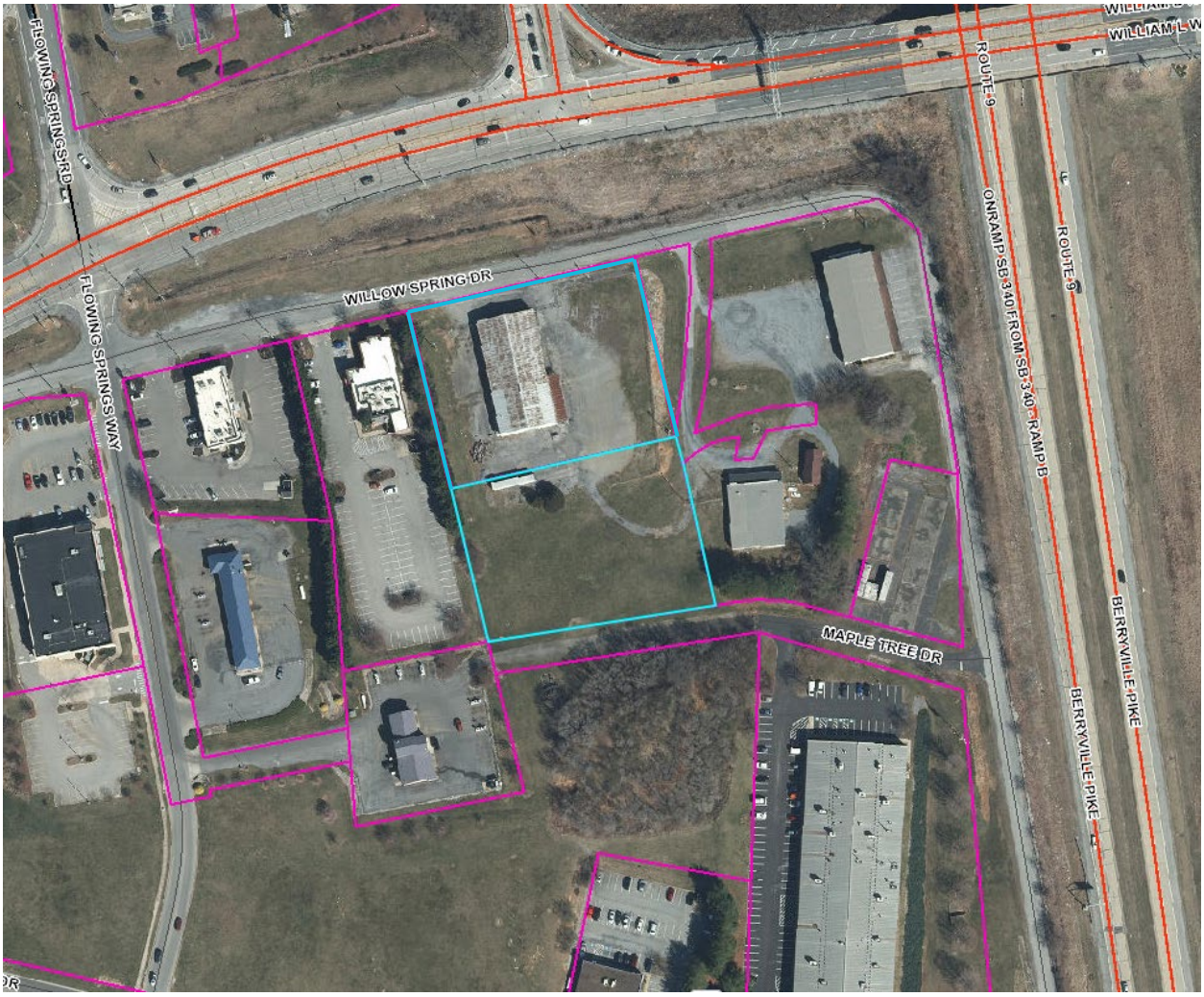
Public Hearing: *SLD2024-02 Tri-State* - Sketch Plan Review

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plans.pdf
- 4. KH Review.pdf

Sketch Plan Review
SLD2024-02

Date: For the July 22, 2024 Planning Commission meeting
Applicant: Chris Hill
Property Owner: First Charles Town Group Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: Willow Springs Road
Current Zoning: General Commercial



PROJECT OVERVIEW

The development of 2.7 acres across two parcels a multipurpose recreational facility and a mixed use structure.

ZONING REVIEW

The parcel fronting Willow Springs Drive is zoned General Commercial. The parcel fronting on Maple Tree Drive is proposed to be rezoned to Neighborhood Commercial.

Setbacks

General Commercial:
Front: 40 ft.
Sides: 10 ft (25 when adjacent to a residential district).
Rear: 30 ft.

Neighborhood Commercial:
Front: 5 ft.
Sides: 10 ft (20 when commercial uses are adjacent to a residential use or district).
Rear: 15 ft.

All setback requirements are met, both for GC and NC zoning districts.

Density

No density requirements in either zoning district.

Lot coverage

GC has no required open space, though maximum lot coverage is 90%.

NC has no required open space, though there is an 80% maximum lot coverage for residential uses and 90% for commercial uses.

Parking

Applicant is required to have 276 parking spaces. Applicant is proposing 114 spaces, and has requested a waiver for reduced parking.

Parking lots are required to have landscaping island per every 12 spaces, which are not shown on the sketch plan. Such details are required to be shown on the preliminary plan.

Sidewalks

Sidewalks will be required along both street frontages as well as providing an access path between structures where feasible. Those details are required at the preliminary plan stage.

Easement

The applicant shows easements for electric lines and the location of water and sanitary sewer lines.

Dumpster Pad

A dumpster pad for each structure is shown. Pads must be screened from view with a masonry wall and landscaping.

Buffers

Buffers are required between all non-residential and residential uses; for this development there are no adjacent residential uses which would impose the buffer restriction. Interior buffering in this site is not required. Dumpsters and parking areas require some screening.

Lighting

Lighting is not required to be shown on a sketch plan. Additional review will be performed for the Preliminary Plan. Lighting will be required along the roadways and within the parking lot(s).

Stormwater

The City's Engineering firm has no comments at this stage. Additional review will be performed for the Preliminary Plan.

Connectivity

This development allows for connection between Willow Springs Drive and Maple Tree Drive. Primary access is from Willow Springs Drive

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan identifies these parcels as *Mixed Use Commercial* in both the 10 yr. and 25 yr. future land use maps.

The purpose of the *Mixed Use Commercial* land use in the 2040 Comprehensive Plan is:

> *"Mixed Use Commercial Future Land Use plans provide for **necessary commercial uses of a convenient nature within residential areas**. These plans encourage the formation and continuance of **stable, healthy, and compatible environments** that are located to **provide nearby residential** areas with convenient **shopping and service facilities**, reduce traffic **congestion**, and **avoid the development of strip malls**. The non-descript "anywhere USA" look and feel of strip malls are not desired.*
>
> *This is similar with the Old Town Mixed Use (see page 72) which anticipates buildings pulled up to the front of the street and is a much more pedestrian centric environment. Compatibility and integration with residential character of the area surrounding the mixed use commercial zone shall be of primary consideration. **The City prefers vertical mixed use commercial development** over horizontal mixed use development. However, in situations where horizontal mixed use development is proposed, greater attention to multimodal connectivity and accessibility will be imperative."*

The proposed use of the property and the proposed rezoning are in conformance with the Comprehensive Plan, which calls for:

A. Vertical mixed use, which the applicant proposes to build.
B. Commercial uses of a convenient nature within residential areas, which is met with a mixed-use project.
C. Reduction in traffic congestion by providing residential uses within walking distance of commercial uses.

CONCLUSION

The applicant seeks to develop two lots, and requires a rezoning and parking waiver to make the project work. The lot adjacent to Willow Springs Drive will have a multi-purpose recreational facility, and the lot adjacent to Maple Tree Drive will have a mixed use multi-story building. The project conforms to the requirements of the Comprehensive Plan.

RECOMMENDATION

Approval of the sketch plan.

Sketch Plan Application No._____

$200

RECEIVED
APR 09 2024
BY: VL

SKETCH PLAN APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Sketch Plan Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town S/LD Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Sketch Plan Application as required by Ordinance Section 1332.03. Applicant is responsible to ensure the standards of Ordinance Section 1332.04, Sketch Plan Requirements, are met and provided herein is a checklist of the Sketch Plan requirements.

1. DATE April 9th, 2024

2. APPLICATION TYPE*

☐ Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance
- Submit Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format

☑ Major S/LD Development
- Submit Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format

*There are two types of Sketch Plan submissions:

1. For Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance. Submission standards are found in Section 1332.04(D).
2. For a Sketch Plan for a Major S/LD application, submission standards are found in Section 1332.04(E)

3. APPLICANT'S NAME* Mr. Chris Hill; Tri-State Improvements, Inc.

Address: PO Box 1, Kearneysville, WV 25430

Telephone Number (410) 206-4791 Fax Number ( )

Email Address chris@tristatewv.com

4. PROPERTY OWNER'S NAME First Charles Town Group, Inc.

Address: PO Box 183, Charles Town, WV 25414

Telephone Number (304) 725-8250 Fax Number ( )

Email Address Maria@fctwv.com

5. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address: 669 Willow Spring Drive

Tax Map # and Parcel: Charles Town Corporation T.M. 15 Parcel 9.26 & 9.27

Deed Book and Page #: Plat Book 20 Page 92

Property Area in Square Feet or Acres: 63,011 SF and 56,904 SF

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

To renovate the existing vacant building into an indoor playground and build a new multi-purpose commercial and residential building with with commercial rental space on the ground floor and apartments on on floors 2 and 3.

7. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

Existing property is vacant.

Current Zoning: General Commercial

Proposed Zoning: Neighborhood Commercial

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

8. ARE THERE ANY ANTICIPATED WAIVERS OR VARIANCES? IF YES, PROVIDE DETAILS.

Yes; parking count

9. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

The applicant is not aware of any court action regarding this property.

☐ No

10. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date

11. INTERESTED PARTY ADDRESSES, FOR PUBLIC NOTICE (including across street)
(Interested parties are defined as adjacent properties within 100 feet).

Owner	# and Street	City, State, Zip
First CT Group, Inc.	PO Box 1	Charles Town, WV 25414
Store Master Funding XIV	333 E. Broadway	Maryville, TN 37804

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1332.02 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant _____ Date 4/9/24

Signature of Property Owner (If different than Applicant)
Mona O. Ware Sec/Treas Date 4/9/2024

Please submit an original completed Application and specified number of Site Plan copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received: 04/09/24

Fee: $ 200 Paid:$_____ Check No. 3011

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments:_____

CHARLES TOWN, WEST VIRGINIA
Department of Community Development
Division of Planning and Zoning
101 East Washington Street, P.O. Box 14
Charles Town, West Virginia 25414

Phone: (304) 725-2311 Fax (304) 725-1014

File Number: _____
Staff Initials: _____
Fees Paid: _____

https://goo.gl/KGzDMZ

Sketch Plan Review Checklist
Amended 2017 Subdivsion Ordinance

(please check one) _____**Major S/LD Application** or
_____**Zoning Use Permit, Special Exception Use, or Sketch Plan (requirements found in the Supplemental Regulations of the Zoning Ordinance)**

Project Name: INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

Property Owner Information					
Property Owner:	First Charles Town Group, Inc.				
Mailing Address:	PO Box 1				
City:	Charles Town	State:	WV	Zip Code:	25414
Phone Number:	304-725-8250	Email:	Maria@fctwv.com		
Signature:				Date:	

Applicant's Registered Engineer or Surveyor or Design Consultant					
Name:	Alpha Associates, Inc.				
Mailing Address:	535 WEST KING STREET				
City:	MARTINSBURG	State:	WV	Zip Code:	25401
Phone Number:	301-264-0051	Email:	Kim.coomler@thinkalphafirst.com		

Physical Property Details					
Physical Address:	669 Willow Spring Drive				
City:	CHARLES TOWN	State:	WV	Zip Code:	25414
Tax District:	CHARLES TOWN CORPORATION	Map No:	15	Parcel No:	9.26 & 9.27
Parcel Size:	63,011 & 56,904 SF	Deed Book:	PB 20	Page No:	92

Zoning of Subject Property			Is the Project to Be:	Is Property In:
Urban Reserve (UR)	Residential Medium-High Density (R-15)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)	Historic Overlay District (HOD)
General Commercial (GC)	Old Town Residential (OT-R)			Floodplain Overlay District (FOD)
Old Town Mixed Use Commercial (OT-MUC)	Neighborhood Residential (NR)			

City Use Only	1st Review	2nd Review	3rd Review	4th Review
Submittal Date				
Zoning Administrator				
City Planner				
GIS/Addressing				
Return Date				

Conditions of Approval (Attach Additional Comments As Needed)

Instructions

1. This checklist is provided as a quick reference guide only. The Consultant/Developer is responsible for reading the regulations and fully complying with all the requirements. All references to the Subdivision Ordinance and Zoning Ordinance are cited for informational purposes only.

2. The checklist shall be completed by the Engineer/Surveyor or Design Consultant and attached to the Sketch Plan review submission.

Requried Submittal Information

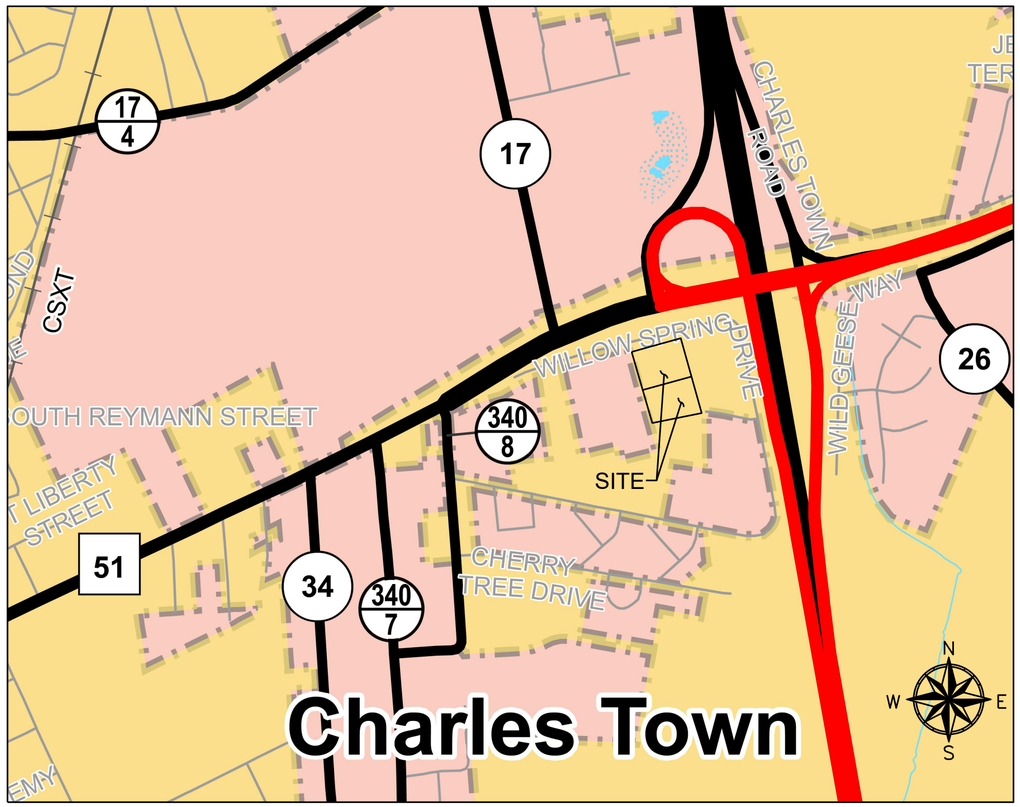
_____ 1 Check for Applciation Fees

_____ 1 Completed Application and Checklist (Signed by owner)

_____ 3 Sets of Sketch Plans and Adobe PDF Format

Sub-Section	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review
		Review Key: ✓ Ok; O Incomplete; N/A Not Applicable; X Unacceptable				
Sub-Section	**SUBDIVISION ORDINANCE Section 1332.04, Sketch Plan Requirements**					
A	**THERE ARE TWO TYPES OF SKETCH PLAN SUBMISSIONS:** Sections in Red and Blue are depict the different types.					
A1 and D	For: • **Zoning Use Permit** • **Special Exception Use** • **Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance** The following information shall be provided for Sketch Plan review:					
D1	Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format.					
D2	The Sketch Plan shall be drawn to a 1"=50' scale					
D2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance, as applicable:					
D2a	Existing conditions, including boundary lines of the property					
D2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses					
D2c	Vicinity map, north arrow, scale (written and graphic) and date					
D2d	Name of proposed project or other identifying title and date plan was prepared. Name and address of the Engineer, Surveyor, Architect, Landscape Architect, Land Planner or Property Owner who prepared the plan					
D2e	Current zoning and total area of the property					
D2f	Maximum and proposed density					
D2g	Available utilities					
D2h	All existing sanitary sewer facilities and combined sewer facilities					
D2i	Depict location or statement of proposed water and sewer supply and other utility improvements					
D2j	Existing covenants					
D2k	General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures					
D2l	Statement of total acreage of the tract being subdivided or developed					
D2m	Location of proposed Street layout, including connections to adjoining streets or vacant lots					
D2n	The location of sidewalks, trails and crosswalks					
D2o	Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement					
D2p	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.					
A2 and E	For a **Major S/LD Application**. The following information shall be provided for Sketch Plan review:					
E1	Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format.	✓				
E2	The Sketch Plan shall be drawn to a 1"=50' scale	✓				
E2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance:					
E2a	Existing conditions, including boundary lines of the property	✓				
E2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses	✓				

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
E2c	Vicinity Map, North arrow, scale (written and graphic) and date	✓					
E2d	Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property	✓					
E2e	Title of the proposed project; the date, month and year the plan was prepared or revised; the name of the applicant(s), owner(s), and contract owner(s) and the name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the plan, including firm name	✓					
E2f	Current zoning and total area of the property	✓					
E2g	Maximum and proposed density based on the Net Buildable Land Area	✓					
E2h	Available utilities	✓					
E2i	All existing sanitary sewer facilities and combined sewer facilities	✓					
E2j	Depict location or statement of proposed water and sewer supply and other utility improvements	✓					
E2k	Existing covenants	N/A					
E2l	General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures	✓					
E2m	Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area	✓					
E2n	The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development	N/A					
E2o	The proposed number of dwelling units of each type in each in the total development	✓					
E2p	Location of proposed Street layout, including connections to adjoining streets or vacant lots	✓					
E2q	The location of sidewalks, trails and crosswalks, as may be applicable	✓					
E2r	Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space	✓					
E2s	The location of environmental sensitive land to be included in common open space	N/A					
E2t	Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required	✓					
E2u	The location and extent of proposed buffers	N/A					
E2v	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels. The location and arrangement of street entrances, driveways and parking areas	✓					
E2w	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed	N/A					
E2x	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination	N/A					
Sub-Section	**SUBDIVISION ORDINANCE Section 1333.01, General Site Planning and Design Specifications**						
D1d	There is **no** requirement that a Sketch Plan or Preliminary Plat show phasing.						



VICINITY MAP

SCALE: 1" = 600'

ALPHA ASSOCIATES, INC.
535 W. KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
TOLLFREE: 877-264-0051
www.thinkALPHAfirst.com

SKETCH PLAN

FOR

TRI-STATE IMPROVEMENTS, LLC

INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

SITE INFORMATION

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE CURRENT ZONING OF THE VACANT REAR PROPERTY IS GENERAL COMMERCIAL. THE PROPOSED ZONING IS NEIGHBORHOOD COMMERCIAL.
3. THE PROPOSED USE OF THE SITE IS TO RENOVATE THE EXISTING VACANT BUILDING INTO AN INDOOR PLAYGROUND AND BUILD A NEW MULTIPURPOSE COMMERCIAL AND RESIDENTIAL BUILDING WITH COMMERCIAL RENTAL SPACES ON THE GROUND LEVEL FLOOR AND APARTMENTS ON FLOORS 2 AND 3.
4. EXISTING BUILDING IS CURRENTLY 21' TALL WITH A PLANNED 2ND FLOOR. IT WILL BE INCREASED TO 33'. THE NEW MIXED USE BUILDING ON THE REAR LOT WILL BE 44' TALL.
5. SOURCE OF BOUNDARY INFORMATION: PLAT FOUND IN PLAT CABINET 20 PAGE 92.
6. THERE ARE NO KNOWN COVENANTS ON THESE PROPERTIES.
7. PROPERTY ADDRESS: 669 WILLOW SPRINGS DRIVE, CHARLES TOWN, WV 25414.
8. WATER UTILITY SERVICES WILL BE PROVIDED BY CTUB.
9. SANITARY SEWER SERVICES WILL BE PROVIDED BY CTUB.
10. CONTOUR DATA AND BOUNDARY INFORMATION WERE GENERATED FROM LIDAR DATA AVAILABLE FROM THE WV GIS CLEARING HOUSE HOSTED BY WVU.EDU
11. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0137E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
12. THE SOILS ON THE SITE ARE AS FOLLOWS:
    Ub - URBAN LAND
    Uu - URBAN LAND - UDORTHENTS
    UwC - URBAN LAND-HAGERSTOWN COMPLEX, 0 TO 15 PERCENT SLOPES
13. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
14. KNOWN EASEMENTS ARE SHOWN HEREON.
15. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
16. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
17. ALL PROPOSED UTILITY LINES SHALL BE UNDERGROUND.
18. CONTACT WVDOH A MINIMUM OF 24 HOURS PRIOR TO ANY WORK WITHIN THE WVDOH RIGHT OF WAY. (681)-320-2039
19. COORDINATE ALL UTILITY WORK WITHIN THE WVDOH RIGHT OF WAY WITH TOM CALDWELL. (681)-320-2040
20. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.

ZONING ORDINANCE SUMMARY - NEIGHBORHOOD COMMERCIAL, PAR. 9.26 :

1. PROPOSED USE:
   PROPOSED BUILDING WILL BE MULTI-PURPOSE COMMERCIAL AND RESIDENTIAL WITH 5 - 2,300 SF COMMERCIAL SPACES AT GROUND LEVEL AND 12 RESIDENTIAL APARTMENTS ON FLOORS 2 AND 3.
2. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. SITE LIGHTING WILL BE PROVIDED.
4. USE REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	6,000 SF	56,904 SF
MAXIMUM LOT SIZE:	20,000 SF ±	56,904 SF
MAXIMUM DENSITY	NO REQUIREMENT	N/A
MINIMUM LOT WIDTH:	NO REQUIREMENT	
MAXIMUM STORIES:	3	3
MAXIMUM LOT COVERAGE (RESIDENTIAL)	80% (MAX)	76%
MAXIMUM LOT COVERAGE (COMMERCIAL)	90% (MAX)	76%
BUILDING SETBACKS		
FRONT:	5' (MIN)	5'
SIDE:	10' (MIN) (20' COMMERCIAL)	20'
REAR:	15' (MIN)	15'

5. PARKING TABULATIONS:
   - RESIDENTIAL APARTMENTS: 1.5 SPACES PER UNIT X 20 UNITS = 30 SPACES
   - PET SUPPLY STORE: 4.1 SPACES PER 1,000 SF = 48 SPACES (RETAIL EXAMPLE)

   TOTAL REQUIRED = 78

   TOTAL PROVIDED = 114 SPACES
   114 X 4% = 4.56 - 5 HANDICAP SPACES REQUIRED
   TOTAL HANDICAP PROVIDED = 6

ZONING ORDINANCE SUMMARY - GENERAL COMMERCIAL, PAR. 9.27:

1. PROPOSED USE:
   EXISTING VACANT BUILDING WILL BE REMODELED INTO AN INDOOR PLAYGROUND FACILITY
2. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. SITE LIGHTING WILL BE PROVIDED.
4. USE REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NO REQUIREMENT	63,011 SF
MAXIMUM LOT SIZE:	NO REQUIREMENT	63,011 SF
MAXIMUM DENSITY	NO REQUIREMENT	N/A
MINIMUM LOT WIDTH:	NO REQUIREMENT	
MAXIMUM STORIES:	5	2
MAXIMUM LOT COVERAGE (COMMERCIAL)	90% (MAX)	63%
BUILDING SETBACKS:		
FRONT:	40' (MIN) (EX. BLDG IS GRANDFATHER)	40'
SIDE:	10' (MIN) (25' COMMERCIAL)	10'
REAR:	30' (MIN)	30'

5. PARKING TABULATIONS:
   - RECREATIONAL COMMUNITY CENTER: 3 SPACES PER 1,000 SF X 12,000 SF = 36 SPACES (INDOOR PLAYGROUND)

   TOTAL REQUIRED = 36

   TOTAL PROVIDED = 114 SPACES
   114 X 4% = 4.56 - 5 HANDICAP SPACES REQUIRED
   TOTAL HANDICAP PROVIDED = 6

SKETCH PLAN
FOR
TRI-STATE IMPROVEMENTS, LLC
INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

CHARLES TOWN CORP. T.M. 15 PARS. 9.26 & 9.27 P.B. 20 PG. 92
JEFFERSON COUNTY, WEST VIRGINIA

OWNER/DEVELOPER:
TRI-STATE IMPROVEMENTS, LLC

ADDRESS:
PO BOX 1
KEARNEYSVILLE, WV 25430

PHONE:
410-206-4791

ATTN:
CHRIS HILL

PROJ. NO.:	2401013.00
DATE:	4/8/2024
REVISION 1:	4/29/2024

SHEET NO.:

1 OF 2

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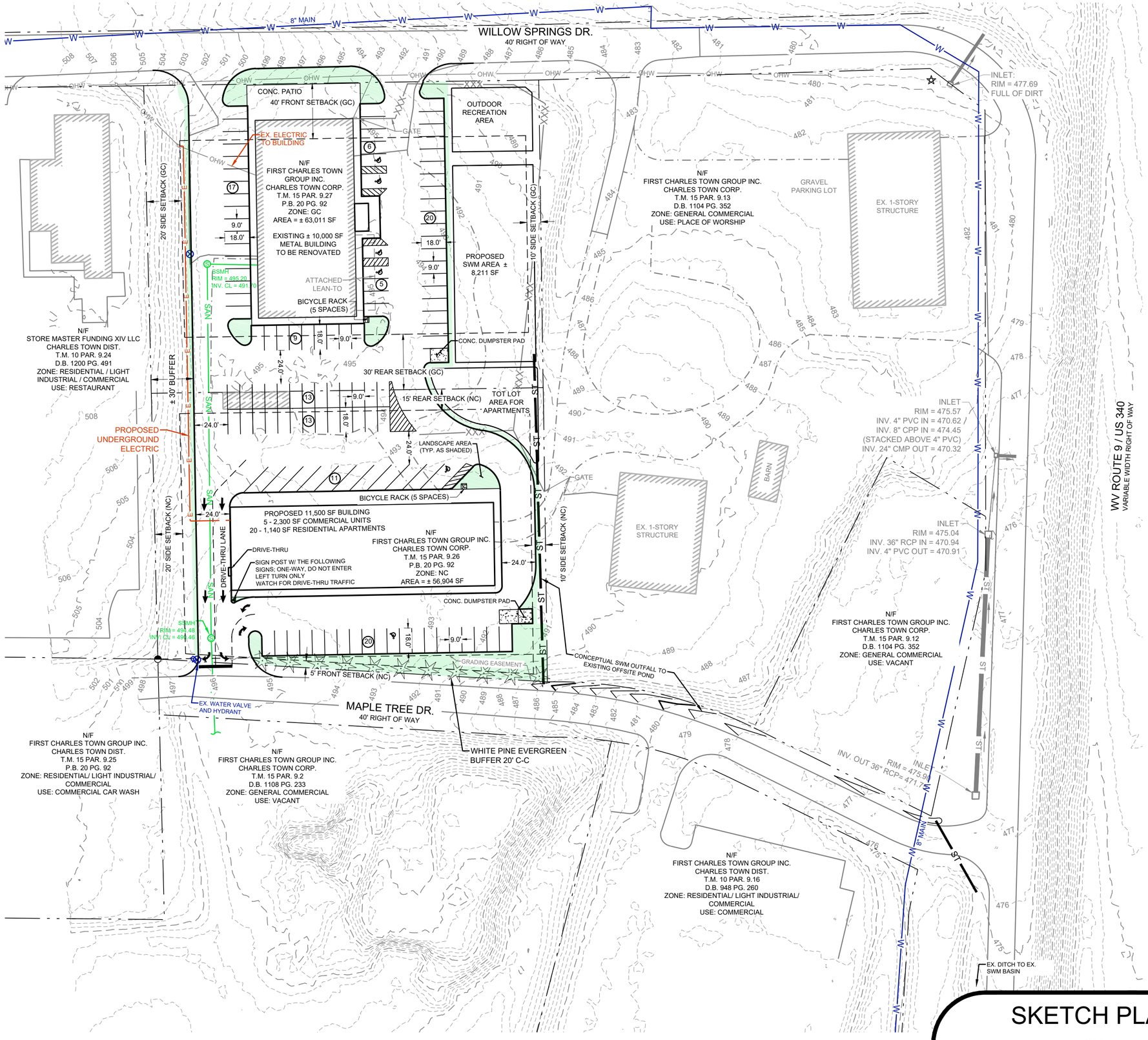

ALPHA ASSOCIATES, INC.
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LEGEND

- T.M. — TAX MAP NUMBER
- PAR. — PARCEL NUMBER
- D.B. — DEED BOOK
- PG. — PAGE NUMBER
- N/F — NOW OR FORMERLY
- SURVEY CONTROL POINT
- 5/8" REBAR WITH CAP FOUND
- CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE SET
- POINT
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY CLEAN-OUT
- SIGN
- PROPERTY LINE
- ADJOINER LINE
- BUILDING OUTLINE
- EDGE OF GRAVEL
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- OVER HEAD WIRES
- BUILDING SETBACK LINE
- LANDSCAPE AREA

0 25 50 100 Feet
1" = 50'

SKETCH PLAN

FOR

TRI-STATE IMPROVEMENTS, LLC

INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

CHARLES TOWN CORP. T.M. 15 PARS. 9.26 & 9.27 P.B. 20 PG. 92
JEFFERSON COUNTY, WEST VIRGINIA

OWNER/DEVELOPER:
TRI-STATE IMPROVEMENTS, LLC

ADDRESS:
PO BOX 1
KEARNEYSVILLE, WV 25430

PHONE:
410-206-4791

ATTN:
CHRIS HILL

PROJ. NO.:	2401013.00
DATE:	4/8/2024
REVISION 1:	4/29/2024

SHEET NO.:

2 OF 2

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Kimley»Horn

Memorandum

To: Kim Coomler
Alpha Associates
535 W. King Street
Martinsburg, WV 25401

From: Mark Phillips, P.E.

Through: James Newman
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: April 30, 2024

Subject: Tri-State Playground and Multi-Purpose Building Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan for the Tristate Playground and Multi-Purpose Building development (dated April 29, 2024, prepared by Alpha Associates) for a proposed multipurpose commercial and residential building and renovation of an existing vacant building on approximately 2.3 acres. The site is currently zoned General Commercial and looking to re-zone to Neighborhood Commercial per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. July 6, 2020). The site is south of Willow Springs Drive and west of US Route 9/Route 340.

Kimley-Horn's review of this application is limited to the Sketch Plan and Application provided. Based upon our review, we have the following comments:

1. We note the Applicant is requesting a waiver from providing sidewalk however this comment will remain outstanding until a waiver is approved:
    a. The Applicant should provide sidewalk along both site frontages with public road including curb ramps where necessary at Maple Tree Drive and Willow Springs Drive.
2. We note the Applicant is requesting a waiver from the lot size requirement however this comment will remain outstanding until a waiver is approved:
    a. The Applicant exceeds the maximum lot size allowed in the Neighborhood Commercial Zoning District. A waiver must be approved to accompany this request.

Thank you for the opportunity to review this Sketch Plan. Please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager, Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 07/22/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *TXA2023-09 - Neighborhood Residential* Uses Update

ATTACHMENTS:
- 1. Report.pdf

TXA2023-09

Neighborhood Residential Use Mix

Date: For the July 22, 2024 Planning Commission meeting
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.

ISSUE

While the NR zoning district allows for some recreational uses by-right (such as parks, tennis courts, gym), the only retail use permitted is a convenience store open 15-16 hours/day. That is the sole commercial use allowed at all, either by-right or with a special exception. Additionally, the only office use allowed at all is a government office building. The requirement for Neighborhood Commercial (NC) uses does not specify that such uses must be commercial in nature, and must be corrected.

CITY COUNCIL

On September 5, 2023, City Council unanimously voted to refer this item to the Planning Commission for discussion and eventual public hearing.

PLANNING COMMISSION

The Commission reviewed this item at their October 23, 203 work session. The Commission requested staff modify the language about NC Use requirements in NR zoning, and requested some modifications to permitted uses.

The Commission reviewed this item at their November 27, 2023 meeting. The Commission discussed removal of reference to Neighborhood Commercial, and to simplify by stating that the required 10% to be *non-residential* uses. They asked staff to provide a comparison of the R15, NR, NC Districts.

The Commission reviewed this item at their January 30, 2024 meeting. The Commission asked staff to prepare a matrix of uses with definitions and status in the NR district.

The Commission reviewed this item at their March 25, 2024 meeting. The Commission reviewed the staff-proposed changes and made suggestions.

The Commission reviewed this item at their April 22, 2024 meeting. The Commission reviewed the staff-proposed changes and made suggestions.

The Commission reviewed this item at their May 28 2024 meeting. The Commission recommended staff bring this item to a public hearing.

NEIGHBORHOOD RESIDENTIAL

Purpose: The purpose of the NR District is to provide for a mix of housing types and related services and Uses, including Commercial Uses and office services. It is the intent of the zoning classification to allow mixed development on undeveloped land and, where applicable as may be further described in this Ordinance, the Redevelopment of specific parcels within the City. The NR District applies to parcels or tracts larger than five (5) acres. The intent is to create a cohesive pattern of primarily residential development that allows a mix of Uses, including neighborhood servicing Commercial and office Uses and/or Commercial and office Uses that complement the primarily residential character of the neighborhood.

POTENTIAL USES

Proposed use changes are based on the intent of the district.

NOTE: Uses not defined in our Code take their definitions from the Institute of Transportation Engineers manual (per City Code regulations) **unless otherwise specified**.

Red Text in the *NR* column is the staff proposed use permission level: P = permitted by-right, S= Special Use Permit required, blank = not permitted at all.

TABLE 1322.04, Zoning District Use Table

ITE CODE	USE	NR
090	Park-and-Ride Lot Not defined. Proposed definition: PARK AND RIDE LOT – Park and ride lots, with bus or other public or shared transportation service areas used for the transfer of people between private vehicles and buses or other public or shared transportation. They usually contain a bus shelter, a parking lot and circulation area for buses or other public or shared transportation, as well as circulation areas for private motor vehicles. In addition to park and ride, passengers may also be dropped off. Note: Definition slightly modified from the ITE definition, to include passenger/shared transportation, to broaden the category beyond just buses and private cars.	
210	Single-Family Detached Housing DWELLING, SINGLE-FAMILY DETACHED – A Building containing only a Dwelling Unit surrounded by Yards or other open area on the same Lot and not occupied by more than one single Family.	P
*	Duplex DWELLING, DUPLEX – A Building located on two Lots and containing two individual Dwelling Units that are attached, but on separate Lots.	P
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*	Dwelling, Two Family DWELLING, TWO-FAMILY – A Building located on one Lot containing not more than two Dwelling Units, arranged one above the other or side-by-side.	P
220	~~Apartment~~ Multi-Family Dwelling DWELLING, MULTI-FAMILY – A Building containing three or more Dwelling Units. Note: Apartment not defined. Propose replacing with Multi-family.	P
230	Residential Condominium/Townhouse DWELLING, TOWNHOUSE – One of a series of three or more attached Dwelling Units separated from one another by continuous vertical party walls without openings from Basement floor to roof, with each Dwelling Unit occupied by only one single Family.	P
240	Mobile Home Park MOBILE HOME PARK – A Lot or tract of land used or intended to accommodate Mobile Homes for residential purposes with adequate public or community water and sewerage service meeting Health Department standards. A Mobile Home Park does not include Mobile Home sales lots, on which unoccupied Mobile Homes are parked for inspection or sale, and does not include parks for the temporary parking for camping or recreational purposes of Travel Trailers or Motor Homes or sales lots for the same. See the Charles Town Subdivision and Land Development Ordinance for additional information and requirements regarding Mobile Home Parks.	
251	Senior Adult Housing – Detached Not defined in our Code: SENIOR ADULT HOUSING, DETACHED – Senior adult detached housing consists of detached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include amenities such as gold courses, swimming pools, security,	P
252	Senior Adult Housing – Attached Not defined in our Code: SENIOR ADULT HOUSING, ATTACHED – Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical care facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.	P
253	Congregate Care Facility Not defined in our Code: CONGREGATE CARE FACILITY – Independent living developments that provide centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing and dental care) may or may not be provided. The residents may contract additional medical or personal services.	S

254	Assisted Living Not defined in our Code: ASSISTED LIVING – These complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration, and transportation.	S
255	Continuing Care Retirement Community Not defined in our Code: CONTINUING CARE RETIREMENT COMMUNITY – A complex that provides multiple elements of senior adult living. These combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senor adult housing-detached and senior adult housing-attached, congregate care, assisted living and skilled nursing care – aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited supporting retail facilities. These communities are usually self-contained villages.	S
*	Adult Day Care Center ADULT DAY CARE CENTER – A facility that provides non-medical care for seven (7) or more adult persons on a less than 24-hour basis and that is duly licensed by the State of West Virginia and approved to operate as an adult day care center by all appropriate authorities.	S
*	Child Care Center CHILD CARE CENTER – A private home-based establishment enrolling six (6) or fewer children where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed by the State of West Virginia and approved to operate as such an establishment.	S
*	Detached Garage or carport, provided it does not exceed 500 sq. feet.	PA
	Guest Quarters Not defined in our Code. Proposed definition is from Fredericksburg VA GUEST QUARTERS -A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot	PA
	Group Home GROUP HOME – A facility that: 1. Provides residential services and supervision for individuals who are developmentally disabled or behaviorally disabled; 2. Is occupied as a residence by not more than eight (8) individuals who are developmentally disabled and not more than three (3) supervisors, or is occupied as a residence by not more than twelve (12) individuals who are behaviorally disabled and not more than three (3) supervisors;	

	3. Is licensed by the West Virginia Department of Health and Human Resources; 4. Complies with the State Fire Code for residential facilities.	
*	Home Occupation, Minor HOME OCCUPATION – A business, profession, occupation, or trade conducted for financial gain or profit and located entirely within a residential Dwelling, or within a detached Residential Garage. Such Use is accessory, incidental, and secondary to the Use of the Dwelling for residential purposes and does not change the residential purposes and does not change the residential character or appearance of the Dwelling or detached Residential Garage.	PA
*	Home Occupation, Major HOME OCCUPATION – A business, profession, occupation, or trade conducted for financial gain or profit and located entirely within a residential Dwelling, or within a detached Residential Garage. Such Use is accessory, incidental, and secondary to the Use of the Dwelling for residential purposes and does not change the residential purposes and does not change the residential character or appearance of the Dwelling or detached Residential Garage.	SA
*	Swimming Pool (Private) SWIMMING POOL – Any Structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, aboveground, and on-ground Swimming Pools, hot tubs, and spas.	PA
310	Hotel Not defined in our Code: HOTEL- A place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.	
311	All Suites Hotel Not defined in our Code: HOTEL, ALL SUITES – A place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom; limited kitchen facilities are provided within the suite.	
312	Business Hotel Not defined in our Code: HOTEL, BUSINESS – A place of lodging aimed towards business travelers. These hotels provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and afternoon beverage bar (no lunch or dinner is served and no meeting facilities are provided). Each unit is a single large room. Business hotels provide very few or none of the supporting facilities provided at a hotel or all suite hotel, and are usually smaller in size. Generally located in a suburban area.	

320	Motel Not defined in our Code: MOTEL – A place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities	
*	Bed and Breakfast Inns BED AND BREAKFAST INN – Any Owner-occupied residential Dwelling, or Accessory Structure which is part of the owner occupied property, in which rooms are rented to paying guests on an overnight basis with not more than one (1) meal served daily, the entire service to be included in one (1) stated price. Such facility is not a Home Occupation for purposes of this Ordinance.	SA

411	City Park Not defined in our Code. Staff drafted: CITY PARK: Parkland owned and operated by the City.	P
412	County Park Not defined in our Code. Staff drafted: COUNTY PARK – Parkland owned and operated by Jefferson County, West Virginia.	P
413	State Park Not defined in our Code. Staff drafted: STATE PARK – Parkland owned and operated by the State of West Virginia.	P
416	Campground/Recreational Vehicle Park Not defined in our Code: CAMPGROUND/RECREATIONAL VEHICLE PARK - Recreational sites that accommodate campers, trailers, tents, and recreational vehicles on a transient basis. They provide a variety of facilities, often including restrooms with showers, recreational facilities (such as a swimming pool), laundromat facilities, and a convenience store.	
430	Golf Course Not defined in our Code: GOLF COURSE – A recreational location offering 9, 18, 27, and 36 hole courses, or a similar configuration. Some sites may also have driving ranges, and clubhouses with a pro shop, restaurant, lounge, and banquet facilities. Includes municipal golf courses. Does not include miniature golf.	S
431	Miniature Golf Course Not defined in our Code: MINIATURE GOLF COURSE – Consists of one or more individual putting courses. They may include limited game rooms or refreshment services. This is a stand-alone facility and not part of a larger recreational facility	S
432	Golf Driving Range Not defined in our Code: GOLF DRIVING RANGE – Outdoor facilities containing driving tees for golfers to practice. These facilities may also provide individual or group lessons. May include a pro-shop and/or refreshment facilities.	S

433	Batting Cages Not defined in our Code: BATTING CAGES – Recreational facilities which consist of one or more individual batting cages. They may contain game rooms and/or refreshment services.	S
438	Billiard Hall Not defined in our Code. Definition taken from Merriam-Webster and modified: BILLIARD HALL – A facility used to play billiards, also known as a poolhall. Generally provides dining or refreshment facilities	S
435	Multipurpose Recreational Facility Not defined in our Code: MULTIPURPOSE RECREATIONAL FACILITY – A facility containing two or more of the following uses combined at one site: miniature golf, batting cages, video arcades, bumper cars/vehicles, go-carts, golf driving ranges, and similar recreational facilities. Refreshment areas may also be provided	S
437	Bowling Alley Not defined in our Code: BOWLING ALLEY – A recreational facility that includes bowling lanes. A small lounge, restaurant and/or snack bar, video games, and billiards table may also be available.	S
440	Adult Cabaret (Adult Uses) ADULT ENTERTAINMENT CABARET – A public or private establishment that is licensed to serve food and/or alcoholic beverages, which features topless dancers, strippers, male or female impersonators, or similar entertainers.	
441	Live Theater Modified from existing *Theater* definition. THEATER, LIVE – A Building or part of a Building devoted to showing live dramatic, musical, or other performances.	
443/444	Movie Theater Not defined in our Code: THEATER, MOVIE – A facility with a screen or multiple screens up to a maximum of nine (9), audience seating, a lobby, and refreshment stand. Not used for live performances.	
445	Multiplex Movie Theater Not defined in our Code: THEATER, MULTIPLEX MOVIE- A facility with a minimum of ten (10) screens, audience seating, a lobby, and a refreshment stand. Generally has one or more of the following amenities: digital sound, tiered stadium seating, moveable/expandable walls.	
460	Arena Not defined in our Code: ARENA – Large indoor structures in which spectator events are held. These events vary from professional sports to events such as concerts, shows, or religious services.	

464	Roller Skating Rink Not defined in our Code. Definition taken from Merriam-Webster and modified: RINK, ROLLER SKATING – An enclosure for roller skating. May feature a refreshment area.	
465	Ice Skating Rink Not defined in our Code: RINK, ICE SKATING – Standalone facilities use for ice-skating oriented sports and entertainment. May contain spectator areas, refreshments areas, locker rooms, and arcades.	
473	Casino/Video Lottery Establishment Not defined in our Code. This definition is from ITE and modified to include dining facilities. The ITE definition did not cover full-service casinos. CASINO/VIDEO LOTTERY ESTABLISHMENT – Establishment that provides electronic or manually-controlled slot machines, games of chance, and/or games of skill. These facilities exist for the primary purpose of deriving revenue from gaming operations. May include dinning and refreshment facilities, as well as lodging, and conference spaces.	
480	Amusement Park Not defined in our Code: AMUSEMENT PARK – A recreational facility that contains rides, entertainment, and refreshment stands.	
488	Soccer Complex Not defined in our Code: SOCCER COMPLEX – Outdoor facility used for non-professional soccer games. They may consist of multiple fields. Ancillary amenities include stadium seating, and other recreational activities, such as a fitness trail, ball court, and playground.	S
490	Tennis Courts Not defined in our Code: TENNIS COURT – Indoor or outdoor facilities specifically designed for playing tennis. May be public or private. Generally does not include ancillary uses besides seating.	P
491	Racquet/Tennis Club Not defined in our Code: RACQUET/TENNIS CLUB – Privately owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash – indoor or outdoor). The land use may also provide ancillary facilities, such as swimming pools, saunas, weight rooms, snack bars, retail stores, and/or a clubhouse. These facilities are membership clubs that allow access to the general public for a fee.	S
492	Health/Fitness Club Not defined in our Code: HEALTH/FITNESS CLUB – A privately owned facility that primarily focuses on individual fitness or training. Typically they provide exercise classes; weightlifting, fitness, and gymnastics equipment, spas, locker rooms, and refreshment areas. Ancillary features may include saunas, swimming pools, racquet sport facilities, handball courts, and limited retail. These facilities are membership clubs that may allow access to the general public for a fee.	P

493	Athletic Club Not defined in our Code: ATHLETIC CLUB – Privately owned facilities that offer comprehensive athletic facilities. These clubs typically have one or more of the following: tennis, racquetball, squash, handball, basketball, and volleyball courts; swimming pools, whirlpools, saunas, spas, exercise rooms, and/or weight rooms. They may offer a diversity of competitive team sports activities, as well as social facilities. They facilities are membership facilities that may allow access to the general public for a fee.	P
495	Recreational Community Center Not defined in our Code: RECREATIONAL COMMUNITY CENTER – Stand-alone public facilities similar to an athletic club. These facilities often include classes and clubs for adults and children; a daycare/nursery school; meeting rooms; swimming pools, whirlpools, saunas; tennis racquetballs, handball, basketball, and/or volleyball courts; outdoor and indoor recreation areas; athletic fields; weightlifting and gymnastics equipment; and a refreshment area. A fee may be charged.	S
*	Swimming Pool Facility Not defined in our Code or in ITE. Staff crafted proposed definition: SWIMMING POOL FACILITY – A swimming pool open to the public for free, a fee, or to a fee paying membership. May contain refreshment facilities.	S
520	Elementary School Not defined in our Code: SCHOOL, ELEMENTARY – Educational facility typically serving students from kindergarten through to fifth or sixth grade. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public facilities.	
522	Middle School/Junior High School Not defined in our Code: SCHOOL, MIDDLE/JUNIOR HIGH – Educational facility serving students who have graduated from elementary school but not yet in high school. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public facilities.	

530	High School Not defined in our Code: SCHOOL, HIGH – Educational facility serving students who have graduated from middle/junior high school. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public facilities.	
534/536	Private School (K-12) Not defined in our Code: SCHOOL, PRIVATE – Educational facility that primarily educates kindergarten through eighth grade. They may offer pre-kindergarten classes, as well as extended daycare. Generally includes bus parking, as well as outdoor recreational fields and play areas.	

540	Junior/Community College Not defined in our Code: COLLEGE, JUNIOR/COMMUNITY – Educational facility which offers two-year junior, community, or some technical colleges. Educational programs may exceed two years for certain programs.	
550	University/College Not defined in our Code: COLLEGE/UNIVERSITY – Educational facility offering four-year educational programs. Generally offers a variety of undergraduate, graduate, and postgraduate educational programs.	
*	Technical and Vocational School Not defined in our Code or ITE. Definition from Fredericksburg VA: SCHOOL, TRADE/TECHINCIAL/VOCATIONAL- A facility primarily teaching a usable skill that prepares a person for a job in a trade and meeting any licensing requirements of the State, including barber, cosmetology, mechanical, plumbing, electrical, carpentry, and auto-mechanic trades.	
*	Professional and Management Development Training Center Not defined in our Code or ITE. Definition from N. American Industry Classification System: PROFESSIONAL AND MANAGEMENT DEVELOPMENT TRAINING CENTER - Establishments primarily engaged in offering an array of short duration courses and seminars for management and professional development. Training for career development may be provided directly to individuals through employers' training programs and courses that are customized or modified to meet the special needs of their customers. Common types of services within this sector include: continuing Education (classes, seminars, and conferences), professional development training, quality assurance training, and management development training.	
560/561	Church/Synagogue CHURCH – A Religious Institution.	S
565	Day Care Center DAY CARE CENTER – A private establishment enrolling more than six (6) children where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed by the State of West Virginia and approved to operate as such an establishment.	~~SA~~ P
566	Cemetery CEMETERY -A place used for the permanent internment of dead human bodies or the cremated remains thereof. A Cemetery may be a burial park for earth internments, a mausoleum for vault or crypt internments, a columbarium for cinerary internments, or a combination of one or more thereof.	
571	Prison Not defined in our Code: PRISON – A building or buildings where persons convicted of a crime or who are awaiting trial are confined. May include limited recreational facilities, as well as work areas, dining areas, and office spaces.	
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580	Museum Not defined in our Code MUSEUM – A facility offering exhibitions, displays, shows, and/or demonstrations of historical, scientific, artistic, or other cultural significance.	P
*	Cultural Center CULTURAL CENTER – A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use allows for the combination of the uses as follows, but is not limited to: museums, art performances, corporate retreats, art galleries, historic interpretation/reenactment, cultural activities, weddings, or interpretive sites, but does not include commercially-operated businesses.	~~S~~ P
590	Library Not defined in our Code LIBRARY – Either a public or private facility with shelved books, reading rooms, and sometimes meeting rooms.	P
591	Lodge/Fraternal Organization LODGE/FRATERNAL ORGANIZATION: A private clubhouse with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.	S
610	Hospital HOSPITAL – A licensed and West Virginia accredited institution rendering medical, surgical or convalescent care at least partially on an inpatient basis, including Nursing Homes, homes for the aged and sanatoriums, and treatment centers that serve human patients at least partially on an inpatient basis and partially by outpatient services, particularly emergency care.	
612	(Outpatient) Surgery Center OUTPATIENT SURGEY CENTER – A healthcare facility that provides surgical care without providing overnight accommodations.	
620	Nursing Home NURSING HOME – This item includes rest homes, nursing homes, convalescent homes for children and homes providing chronic and convalescent care; a place that has obtained the necessary licensing requirements in West Virginia which is devoted primarily to the maintenance and operation of facilities for the treatment and care of four (4) or more persons suffering from illness, diseases, deformities or injuries not requiring extensive and/or intensive care that is normally provided in a general Hospital or other specialized Hospital.	
630	Clinic CLINIC – An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, social workers, or veterinarians and where patients are not usually lodged overnight.	

640	Animal Hospital/Veterinary Clinic ANIMAL HOSPITAL – A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.	S
*	Medical / Dental Lab Not defined in our Code or ITE. Definition from Fredericksburg VA: MEDICAL/DENTAL LAB - A room or group of rooms used for conducting the affairs of a businesses engaged in offering or providing medical, dental, or other health-related diagnostic services to clients both on-site and in separate locations.	S
*	Heliport Not defined in our Code or ITE. Definition from Fredericksburg VA: HELIPORT - An area, either on ground level or elevated on a structure, licensed or approved for repetitive helicopter landings and takeoffs on the same parcel of land. The term heliport includes accessory uses and structures such as parking, waiting room, fueling, and maintenance equipment	
710	General Office Building Not defined in our Code OFFICE BUILDING, GENERAL – A building generally housing multiple tenants. It is a location where affairs of businesses, commercial, or industrial organizations, or professional persons or firms are conducted. May include ancillary businesses such as dining or retail.	
714	Corporate Headquarters Building Not defined in our Code, and such a use seems like it can be subsumed into another Office category use.	
715	Single Tenant Building Not defined in our Code OFFICE BUILDING, SINGLE-TENANT – A building containing the offices of a single business or company. Generally contains offices, meeting rooms, and storage facilities. May have ancillary support services such as a cafeteria, gym facilities, and/or a daycare.	P
720	Medical-Dental Office Building Not defined in our Code, and this use seems like it can be subsumed into the *Medical/Dental Lab* use.	P
730	Government Office Building Not defined in our Code OFFICE BUILDING, GOVERNMENT – A individual building containing government offices. May be local, state, or federal offices.	P
732	United States Post Office Not defined in our Code UNITED STATES POST OFFICE – A federal post office building. Generally contains service windows, post office boxes, and sorting and distribution facilities.	P

733	Government Office Complex Not defined in our Code OFFICE COMPLEX, GOVERNMENT – A series of government office buildings connected by pedestrian walkways. May be local, state, or federal offices.	
735	Judicial Complex Not defined in our Code or ITE. Staff crafted definition: JUDICIAL COMPLEX – An office building or series of office buildings used for judicial proceedings. May include offices, meeting rooms, trial hearing rooms, and detention facilities.	
750	Office Park Not defined in our Code OFFICE PARK – Usually a planned development featuring general office buildings and support services, such as banks, restaurants, and service stations, arranged in a campus-like atmosphere. The development is focused on offices and ancillary service industry businesses.	
760	Research and Development Center RESEARCH AND DEVELOPMENT CENTER – A Building or Buildings, for which an overall Schematic Plan has been approved by the Planning Commission, designed with Open Space and compatible with the adjacent community, to be used for the inquiry and investigation of sources and limited to the basic and applied research phase of the inquiry; not including however, any manufacturing, industrial operations or pilot plant involving machines or operations normally associated with production or assembly lines or the production of goods in quantity above that needed for product testing and evaluation.	
770	Business Park Not defined in our Code BUSINESS PARK – Consists of a group of buildings used for flex-type or incubator businesses. Generally one or two story buildings served by a common roadway system. The tenant space is flexible and may be used for a variety of uses. The rear of the building is usually used as a service entrance. May include office space, retail and wholesale stores, warehousing, restaurants, light-industrial, and scientific research businesses. Average mixture of uses is 30% commercial/office, and 70% industrial/warehouse.	
812	Building Materials and Lumber Store Not defined in our Code BUILDING MATERIALS AND LUMBER STORE – A free-standing building that sells hardware, building materials, and lumber. Generally less than 30,000 sq. ft. May feature an outdoor storage yard.	
813	Free-Standing Discount Superstore Not defined in our Code DISCOUNT SUPERSTORE, FREE-STANDING – This type of store offer a wide arrange of products and services, and has centralized cashiering. It also has a full-service grocery department. May have ancillary support operations, such as gasoline sales, a garden center, and automotive services. Generally open every day, with long operating hours. May be part of a larger retail complex.	

814	Specialty Retail Center Not defined in our Code. Proposed definition taken from Wikipedia: RETAIL CENTER, SPECIALTY - A specialty store is a shop/store that carries a deep assortment of brands, styles, or models within a relatively narrow category of goods. Furniture stores, florists, sporting goods stores, and bookstores are all specialty	P
815	Free-Standing Discount Store Not defined in our Code DISCOUNT STORE, FREE-STANDING – This type of store offer a wide arrange of products and services, and has centralized cashiering. It does not have a full-service grocery department. May have ancillary support operations, such as gasoline sales, a garden center, and automotive services. Generally open every day, with long operating hours. May be part of a larger retail complex.	P
816	Hardware/Paint Store Not defined in our Code. ITE definition is simply "Generally a free-standing store". This proposed definition is Staff created: HARDWARE/PAINT STORE – A store offering hardware, paint, and other home improvement goods. Generally has a more limited selection of good compared to a building materials and lumber	P
817	Nursery/Garden Center Not defined in our Code. NURSERY/GARDEN CENTER – A free standing building with an outside storage area for planting or landscaping stock. Primarily serves the general public. May have a greenhouse on-site, offices, storage, shipping facilities, and may offer landscaping services.	S
818	Nursery (Wholesale) Not defined in our Code. NURSERY (WHOLESALE) - A free standing building with an outside storage area for planting or landscaping stock. Primarily serves contractors and suppliers. May have a greenhouse on-site, offices, storage, shipping facilities, and may offer landscaping services.	
820	Shopping Center Not defined in our Code. SHOPPING CENTER – An integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Generally provides on-site parking.	
823	Factory Outlet Center Not defined in our Code. FACTORY OUTLET CENTER – A shopping center that primarily houses factory outlet stores.	
841	Automobile Sales Not defined in our Code. AUTOMOBILE SALES – A dealership, typically located along major arterial streets characterized by abundant commercial development. Leasing and used car sales may also be areas of focus. May offer services and sale of parts.	

843	Automobile Parts Sales Not defined in our Code. AUTOMOBILE PARTS SALES – Facility focused on the sale of automobile parts for maintenance and repair. Material sold may include oil and batteries, and a wide array of automobile parts.	
848	Tire Store Not defined in our Code. TIRE STORE – A business focused on the sale of automobile tires. May offer services such as tire installation and repair. May offer automotive maintenance and repair services. Generally does not have large storage or warehouse areas.	
849	Tire Superstore Not defined in our Code. TIRE SUPERSTORE – Warehouse-style facility focused on selling and installing automobile tires. May offer automotive maintenance and repair services, such as wheel alignment and shock and brake service. Generally has a significant storage area. General bodywork and mechanical repairs are not performed.	
850	Supermarket Not defined in our Code. SUPERMARKET – Free-standing retail store selling an assortment of food, food preparation and wrapping materials, and household goods. They may contain a deli, a bakery, a pharmacy, and other customary services. May be open 24 hours.	S
851	Convenience Market (Open 24 Hours) Not defined in our Code. CONVENIENCE MARKET (24 HOURS) – A market which sells convivence goods, magazines, and often prepared food. May sell alcohol. Does not sell or dispense gasoline. Open 24 hours.	
852	Convenience Market (Open 15 – 16 Hours) Not defined in our Code. CONVENIENCE MARKET (15-16 HOURS) – A market which sells convivence goods, magazines, and often prepared food. May sell alcohol. Does not sell or dispense gasoline. Generally open no more than 16 hours a day.	P
853	Convenience Market with Gasoline Pumps Not defined in our Code. CONVENIENCE MARKET (WITH GASOLINE SALES) – A market which sells convivence goods, magazines, and often prepared food. May sell alcohol. May be open 24 hours. Has gasoline and other automotive fuel dispensers.	
854	Discount Supermarket Not defined in our Code. SUPERMARKET, DISCOUNT – A free-standing retail store selling an assortment of food (often in bulk), food preparation and wrapping materials, and household goods, at discounted prices.	P
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857	Discount Club Not defined in our Code. DISCOUNT CLUB - A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires and appliances; many items are sold in large quantities or bulk. Some site include on-site fueling pumps.	
859	Liquor Store (including Beer Distributor) Not defined in our Code. Definition taken from Martinsburg: LIQUOR STORE (Including Beer Distributor): Any established licensed and permitted under the West Virginia Alcohol and Beverage Control Administration to sell alcoholic beverages, including beer, wine, and liquor	S
860	Wholesale Market Not defined in our Code. WHOLESALE MARKET –Use with large storage and distribution areas for receiving goods and shipping these goods to places such as grocery stores and restaurants. Generally, these markets are characterized by little drive-in business; truck deliveries and pick-up take place at all hours of the day	
861	Sporting Goods Superstore Not defined in our Code. SUPERSTORE, SPORTING GOODS – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of athletic and out-door oriented merchandise. These stores typically maintain long store hours, and are generally open every day of the week	
862	Home Improvement Superstore Not defined in our Code. SUPERSTORE, HOME IMPROVEMENT – Free-standing facility that specializes in the sale of home improvement merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week. May have a garden center	
863	Electronics Superstore Not defined in our Code. SUPERSTORE, ELECTRONICS - Free-standing facility that specializes in the sale of electronics merchandise, and may also offer major home appliances. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	
864	Toy/Children's Superstore Not defined in our Code. SUPERSTORE, CHILDRENS GOODS/TOYS - Free-standing facility that specializes in the sale of toys and other child-oriented merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	
865	Baby Superstore Not defined in our Code. SUPERSTORE, BABY GOODS - Free-standing facility that specializes in the sale of toys and other baby-oriented merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	

866	Pet Supply Superstore Not defined in our Code. SUPERSTORE, PET SUPPLY – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of pets and pet oriented merchandise. These stores typically maintain long store hours, and are generally open every day of the week. May have a shelter, and may offer training classes.	
867	Office Supply Superstore Not defined in our Code. SUPERSTORE, OFFICE SUPPLY – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of office merchandise, such as desks, paper, ink, and printers. These stores typically maintain long store hours, and are generally open every day of the week. They may offer services such as labeling, shipping, administrative support, and internet based services.	
868	Book Superstore Not defined in our Code. SUPERSTORE, BOOK – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of books, magazines, periodicals, and other printed goods. These stores typically maintain long store hours, and are generally open every day of the week. They may also have sale of audio/visual goods and toys. They may also have a café.	
869	Discount Home Furnishings Superstore Not defined in our Code. SUPERSTORE, DISCOUNT HOME FURNISHING – Free-standing facility which generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week. They typically exceed 100,000 sq. ft. in area, and offer an extensive variety of home furnishings and accessories. They may offer ancillary services such as dining facilities or children play area.	
870	Apparel Store Not defined in our Code or in ITE. Definition crafted by staff. APPAREL STORE – A facility specializing in textile sales. May offer a wide range of clothing, or specialize in certain items, such as outdoor apparel.	P
879	Arts and Crafts Store Not defined in our Code. ARTS AND CRAFTS STORE – A facility that sells art, art supplies, hobby supplies, framing, décor, and seasonal merchandise. May also offer art and craft classes.	P
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880	Pharmacy/Drugstore without Drive-Through Window Not defined in our Code. PHARMACY/DRUGSTORE – Retail facility that primarily sells prescription and non-prescription drugs. They may also sell cosmetics, stationary, personal care products, a limited food selection, and general merchandise. They may offer some medical services.	P
881	Pharmacy/Drugstore with Drive- Through Window Not defined in our Code. PHARMACY/DRUGSTORE – Retail facility that primarily sells prescription and non-prescription drugs. They may also sell cosmetics, stationary, personal care products, a limited food selection, and general merchandise. They may offer some medical services.	S
890	Furniture Store Not defined in our Code. FURNITURE STORE – A full-service retail store that specializes in the sale of furniture, and often also carpeting. May include a large storage facility.	
892	Carpet Store Not defined in our Code or in ITE. Definition crafted by staff. CARPET STORE – A retail store specializing in the sale of carpeting, rugs, and other flooring material. May have a large storage	
896	Video Rental Store Not defined in our Code. VIDEO RENTAL STORE – A retail store specializing in the sale or rental of motion-picture goods (such as DVD, Blu-ray, and other home video goods). May also offer video games for rental or sale.	
*	Art Gallery ART GALLERY – A Structure, or part thereof, devoted to the exhibition of visual works of fine art. Art galleries generally include accessory services, such as sale or purchase of displayed works, custom framing or encasement of art works and services related to art appraisal, display, preservation or restoration.	P
*	Gift shops and Boutiques Not defined in our Code or in ITE. Definition crafted by staff. BOUTIQUE/GIFT SHOP – A retail shop specializing in a limited and specialized line of goods. Has a small building footprint. May be a free-standing use or located within a larger commercial use/structure.	P
*	Farmers Market Not defined in our Code. FARMERS MARKET – A market held in an open area or structure where individual sellers offer goods for sale to the public. Such sellers may set up temporary stalls or tables for the sale of their products. Such sales may involve new and/or used items and may include the sale of fruits, vegetables, and other edible items.	
*	Florist Not defined in our Code or in ITE. Definition crafted by staff. FLORIST – A facility that specializes in selling flowers, and may create arrangements of flowers. May also sell gardening supplies.	P
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*	Photo / Camera Store Not defined in our Code or in ITE. Definition crafted by staff. PHOTO/CAMERA STORE – A facility specializing in the sale of cameras and camera equipment. May offer picture and portraiture services, and offer classes.	P
911	Walk-in Bank Not defined in our Code. BANK, WALK-IN – Generally a free-standing structure that provides financial services and products. These facilities generally have a parking lot, and do not have drive-through teller services, though they may contain a non-drive-through automatic teller machine.	P
912	Drive-in Bank Not defined in our Code. BANK, DRIVE-IN – Generally a free-standing structure that provides financial services and products. These facilities generally have a parking lot, and do offer drive-through teller services, including automated teller machines.	S
918	Hair Salon Not defined in our Code. HAIR SALON – Facility offering cosmetic and beauty services, such as hair cutting and styling, skin and nail care, and massage therapy. May also contain spa facilities.	P
931	Quality Restaurant Not defined in our Code. RESTAURANT, QUALITY – Full-service eating establishment, with typical customer duration stay of an hour or more. Generally does not offer breakfast service, and may not offer lunch service. Does offer dinner service. Reservations are generally required. May have lounge or bar facilities.	P
932	High-Turnover (Sit-Down) Restaurant Not defined in our Code. RESTAURANT, HIGH-TURNOVER/SIT DOWN – Full service eating establishments, with typical customer duration stay of an hour. Generally offers lunch and dinner service, may also offer breakfast service. May be open 24 hours a day. Typically reservations are not required.	
933	Fast-Food Restaurant w/o Drive-Through Window RESTAURANT, FAST-FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	
934	Fast-Food Restaurant with Drive-Through Window RESTAURANT, FAST-FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	

935	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating RESTAURANT, FAST-FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	
936	Coffee/Donut Shop w/o Drive- Through Window Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	P
937	Coffee/Donut Shop with Drive- Through Window Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	S
938	Coffee/Donut Shop with Drive- Through Window and No Indoor Seating Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	S
939	Bread/Donut/Bagel Shop w/o Drive-Through Window Not defined in our Code. BREAD/DOUGHNUT/BAGEL SHOP – Facility specialized in the sale of breads, doughnuts, and bagels as primary products. May offer beverages and limited sale of other foods. Indoor seating may be available, and table service may be provided.	P
940	Bread/Donut/Bagel Shop with Drive-Through Window Not defined in our Code. BREAD/DOUGHNUT/BAGEL SHOP – Facility specialized in the sale of breads, doughnuts, and bagels as primary products. May offer beverages and limited sale of other foods. Indoor seating may be available, and table service may be provided.	S
941	Quick Lube Vehicle Shop Not defined in our Code. QUICK LUBE VEHICLE SHOP – A business where the primary activity is to perform oil change services for vehicles. May also offer ancillary services such as preventative maintenance. Vehicle repair is generally not performed.	
942	Automobile Care Center Not defined in our Code. AUTOMOBILE CARE CENTER – A center which houses numerous businesses that provided automobile-related services. These service may include repair and servicing, upholstering, and stereo installation.	
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943	Automobile Parts and Service Center Not defined in our Code. AUTOMOBILE PARTS AND SERVICE CENTER - Facility focused on the sale of automobile parts for maintenance and repair, and also provide a full array of auto repair services. Material sold may include oil and batteries, and a wide array of automobile parts.	
944	Gasoline/Service Station Not defined in our Code. GASOLINE/SERVICE STATION – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. Sale of goods is limited or non-existent. Does not have a car wash facility.	
945	Gasoline/Service Station with Convenience Market Not defined in our Code. GASOLINE/SERVICE STATION WITH CONVENIENCE MARKET – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. May sell a limited selection of food, beverages, and consumer goods. Does not have a car wash facility.	P
946	Gasoline/Service Station with Convenience Market and Car Wash Not defined in our Code. GASOLINE/SERVICE STATION WITH CONVENIENCE MARKET AND CAR WASH – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. May sell a limited selection of food, beverages, and consumer goods. Does have a car wash facility.	
947	Self-Service Car Wash CAR WASH – A Structure containing facilities for both hand and automatic washing of automobiles, which facilities may include the use of a chain conveyor or other method of moving the cars along, and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.	
948	Automated Car Wash CAR WASH – A Structure containing facilities for both hand and automatic washing of automobiles, which facilities may include the use of a chain conveyor or other method of moving the cars along, and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.	
960	DRY CLEANERS Not defined in our Code or ITE. Definition from Fredericksburg VA: DRY CLEANERS– A facility used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in water or volatile solvents	S
*	Funeral Home/Crematory FUNERAL HOME – A Building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.	
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*	Kennel KENNEL – Any Building or Structure and/or land used, designed, or arranged for housing, boarding, breeding, or care of more than three adult dogs or cats kept or bred for hunting, sale, exhibition, or domestic use or other domestic animals for profit, but not including those animals raised for agricultural purposes.	
*	Tattoo Parlor Not defined in our Code or ITE. Definition from Martinsburg TATTOO PARLOR- Establishments primarily in the business of applying lettering, art, and other images with permanent and semi-permanent inks, paints, pigments, or piercings to the body of patrons	P
*	Self-Storage Facility Not defined in our Code or ITE. Definition from Martinsburg SELF-STORAGE FACILITY - Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property	
*	Outdoor Café Not defined in our Code or ITE. Definition from NACTO: OUTDOOR CAFÉ - An open-air seating area on a public sidewalk provided by a restaurant located on the adjoining property, where restaurant patrons can eat or drink	
*	Parking Facility Not defined in our Code or in ITE. Definition crafted by staff. PARKING FACILITY – A facility where vehicles are kept for storage. Available for the public for free or for a fee	~~PA~~
*	Wireless Telecommunication Facilities Not defined in our Code or ITE. Definition from Fredericksburg VA: WIRELESS TELECOMMUNICATION FACILITIES - Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including but not limited to equipment associated with wireless services such as private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; and radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration	S
*	Essential Utilities and Equipment ESSENTIAL UTILITIES AND EQUIPMENT – This term comprises underground or overhead electrical, gas, communications not regulated by the Federal Communications Commission, water and sewage systems, including poles, towers or pole structures, wires, lines, mains, drains, pumping stations, sewers, conduits, cables, fire alarm boxes, public telephone structures, police call boxes, traffic signals, hydrants, regulating and measuring devices and the structures in which they are housed, and other similar equipment accessories in connections therewith. It does not include Buildings, yards, stations used for storage, repair or processing of equipment or material, and does not include Buildings, yards, stations, or substations for transforming, boosting or switching purposes, where such facilities are constructed on the ground.	P

CRITERIA

Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find:

1. **That the amendment is consistent with the adopted comprehensive plan, or;**

   Meets the Vision Statement by:
   1. "*Promoting access to jobs and livelihoods*".
   2. "*Stimulating…business development and growth*".

   Key Themes and Goals met:
   -**Growth and Land Use**: The City of Charles Town will strategically plan for and promote sustainable and well-designed growth and development throughout its Urban Growth Boundary while maintaining a vibrant, walkable, and mixed-use Downtown that serves as the City's image center and core of civic life.

   -**Vibrancy, Sustainability, and Livability**: The City of Charles Town will promote and encourage economic development activities that capitalize on community assets, support the needs of present and future residents, and strive to ensure a sustainable and diverse economic base.

2. **If the amendment is inconsistent, then the governing body with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.**

   Not applicable, first criterion is met.

RECOMMENDATION

Recommend **approval** to City Council.